

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 14, 2009**

AGENDA ITEM: F- 2

FILE NO: HRC-09-042

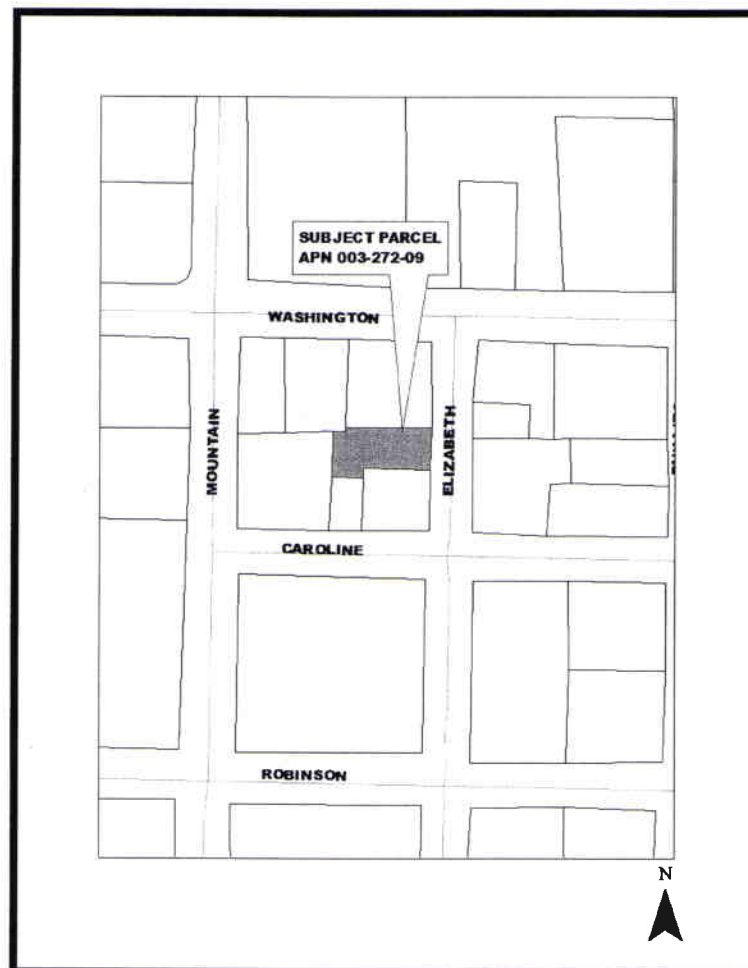
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Action to consider a request from Carol Andersen for the installation of a wood fencing material (3 to 4 feet in overall height, approximately 71 lineal feet) on the eastern portion of the subject site.

APPLICANT/OWNER: Michael and Carol Andersen

LOCATION/APN: 710 Elizabeth Street, 003-272-09

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-09-042, a request from Carol Andersen, for the installation of a wood fencing material (3 to 4 feet in overall height, approximately 71 lineal feet) on the eastern portion of the subject site, on property zoned Single Family 6,000, located at 710 Elizabeth Street, APN 003-272-09, subject to the conditions of approval contained in the staff report."



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 will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Approval is based on 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.

DISCUSSION:

This primary structure on site is a single family dwelling unit, built in 1915. The subject site is approximately 3,937 square feet which includes a single family residence of approximately 1,641 square feet. Per the Historical Survey dated 2000, the structure was built in the early 1900's and has several property owners.

In 1995 the property owners were approved by the HRC, for a new front porch structure and the demolition of the entry porch and the replacement of the existing siding (red imitation brick) with a textured "s" board material. Also in the 1990's a major addition was approved on the rear of the single family dwelling unit, resulting in a 1.2 story structure.

At this time, the applicant is requesting approval of the installation of a wood fencing material to replace the existing chain link fencing material on site on the eastern portion of the subject site. The proposed fencing material will be three to four feet in overall height and approximately 71 lineal feet in length. The intent of the proposed fencing is to improve the appearance of the property and maintain the historic nature of the subject site and the historic neighborhood.



In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

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/or masonry fences can be found as well.

A fence design needs to be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design needs to be compatible to the building as well as to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

5.24.2 Guidelines for New Fences

The appropriate design for a fence will be determined by its intended function and its location. No fence shall be constructed which adversely affects the primary view(s) of any building. A fence design should enhance the overall visual presentation of a building. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9)

The proposed wooden fencing material will enhance the overall visual presentation of the existing single family dwelling unit, which is in keeping with the above mentioned guideline 5.24.2 for new fencing. The proposed fencing will not adversely affect the primary views of the structure.

PUBLIC COMMENTS: Public notices were mailed to seven adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 08, 2009, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

ENGINEERING DIVISION COMMENTS:

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

BUILDING DIVISION COMMENTS:

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's 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, it is recommended that the Historic Resources Commission approve HRC-09-042 subject to the recommended conditions of approval within this staff report.

Respectfully Submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

RECEIVED

MAY 05 2009

CARSON CITY
PLANNING DIVISION

**Carson City Engineering Division
Historic Resources Commission Report**
710 Elizabeth Street
File Number HRC 09-042

TO: Historic Resources Commission

FROM:  Jeff Sharp, City Engineer

DATE: May 5, 2009

SUBJECT TITLE:

Review of Historic Resources Commission application for new fence for existing single family residence located at 710 Elizabeth Street. This property is owned by Michael and Carol Andersen. APN # 003-272-09.

RECOMMENDATION:

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

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ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us



File # (Ex: MPR #07-111)	<i>HRC 09-042</i>
Brief Description	<i>Install picket fencing</i>
Project Address or APN	<i>710 Elizabeth</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>May 7, 2009</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Replace existing fencing with picket fence

General Plan Submittal

1. Fences that are six-feet (6'-0") or less in height are exempt from the permit process.
(CCMC 15.05.020 Section 105.2 Building #2)

Redwood



Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # HRC - 09 - HRC - 09 - 042

HISTORIC RESOURCES
COMMISSION

PROPERTY OWNER

Michael + Carol Andersen
MAILING ADDRESS, CITY, STATE, ZIP
710 Elizabeth St. Carson City, NV 89703
PHONE # 883-1985 FAX # 882-1688
E-MAIL ADDRESS

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

readandersen@yahoo.com
Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT PHONE #

Application Reviewed and Received By:

Carol Andersen
MAILING ADDRESS, CITY, STATE ZIP
710 Elizabeth St. Carson City, NV 89703
PHONE # 883-1985 FAX # 882-1688
E-MAIL ADDRESS readAndersen@yahoo.com

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s): 003-272-09	Street Address 710 Elizabeth St. Carson City, NV	ZIP Code 89703
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Project's Master Plan Designation MDR	Project's Current Zoning SFB	Nearest Major Cross Street(s) Washington St.
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Briefly describe the work to be performed requiring HRC 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.

We would like to replace the current chain link fence with Victorian pickets. (wood) ^{white}

The fence would maintain its current position.

The pickets fence would originate at the porch on the south side for 13',⁺ across the front yard for 45' (including the 4' front gate) It would be 4' high (OK'd by Jennifer 4/9/09)

Across the driveway (on the south side) would be double gate of the same wood pickets

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

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

removal of chain link

Reason for project:

To improve the appearance of the property and maintain the historic nature of the Neighborhood.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, 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.

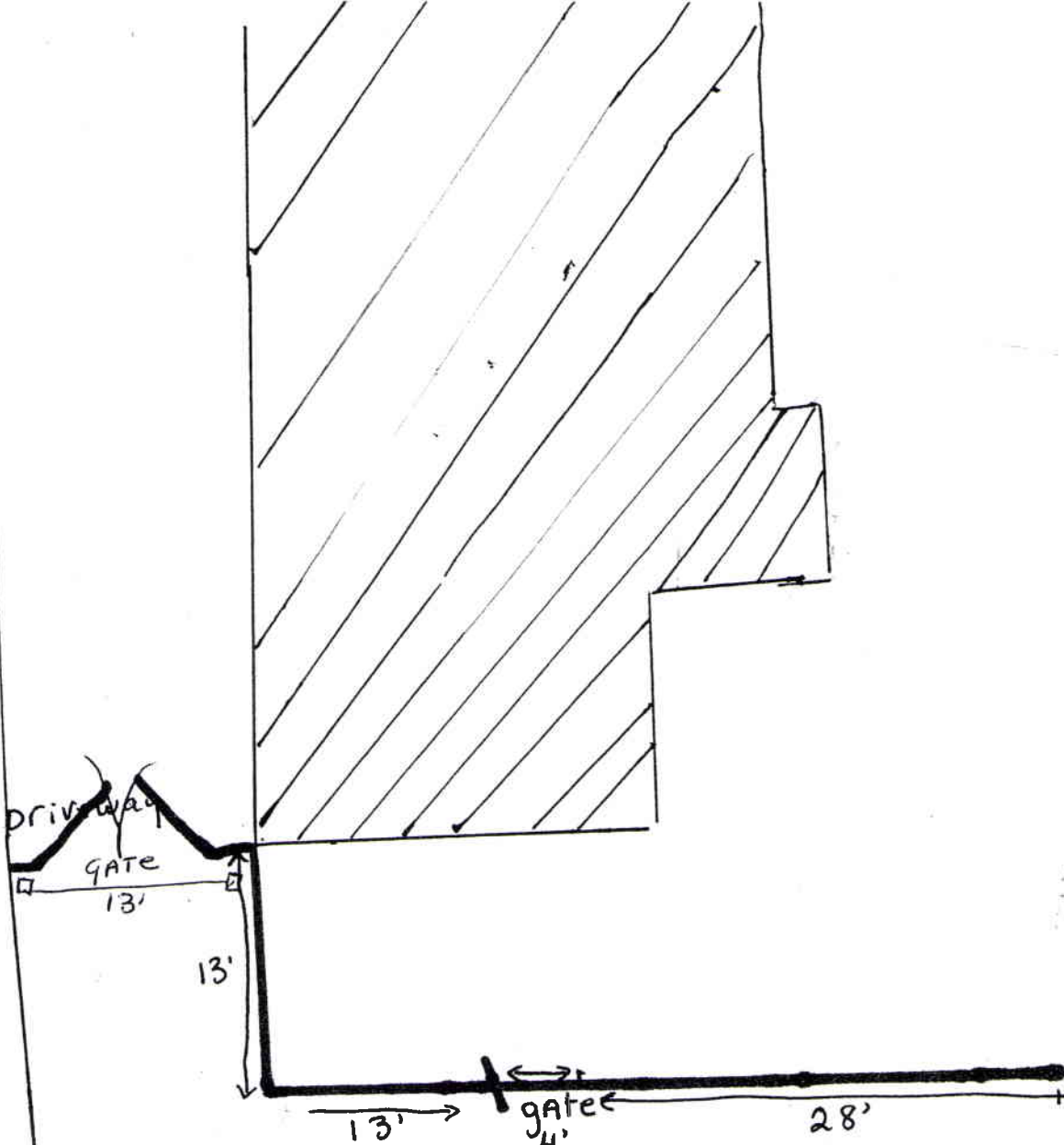
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Carol Read-Andersen
Owner's Signature

Carol Read-Andersen
Applicant's/Agent's Signature

Carol Read-Andersen
Owner's Printed Name

Carol Read-Andersen
Applicant's/Agent's Printed Name



DRIVEWAY

GATE

13'

13'

13'

gate
4'

28'

Elizabeth St.

Scale

1 in = 10 ft