

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 10, 2014**

FILE NO: HRC-14-053

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a request from property owner Betty Brinson to allow a previously constructed front yard picket fence on property zoned Single Family 6,000 (SF6), located at 704 West Caroline Street, APN 003-272-06.

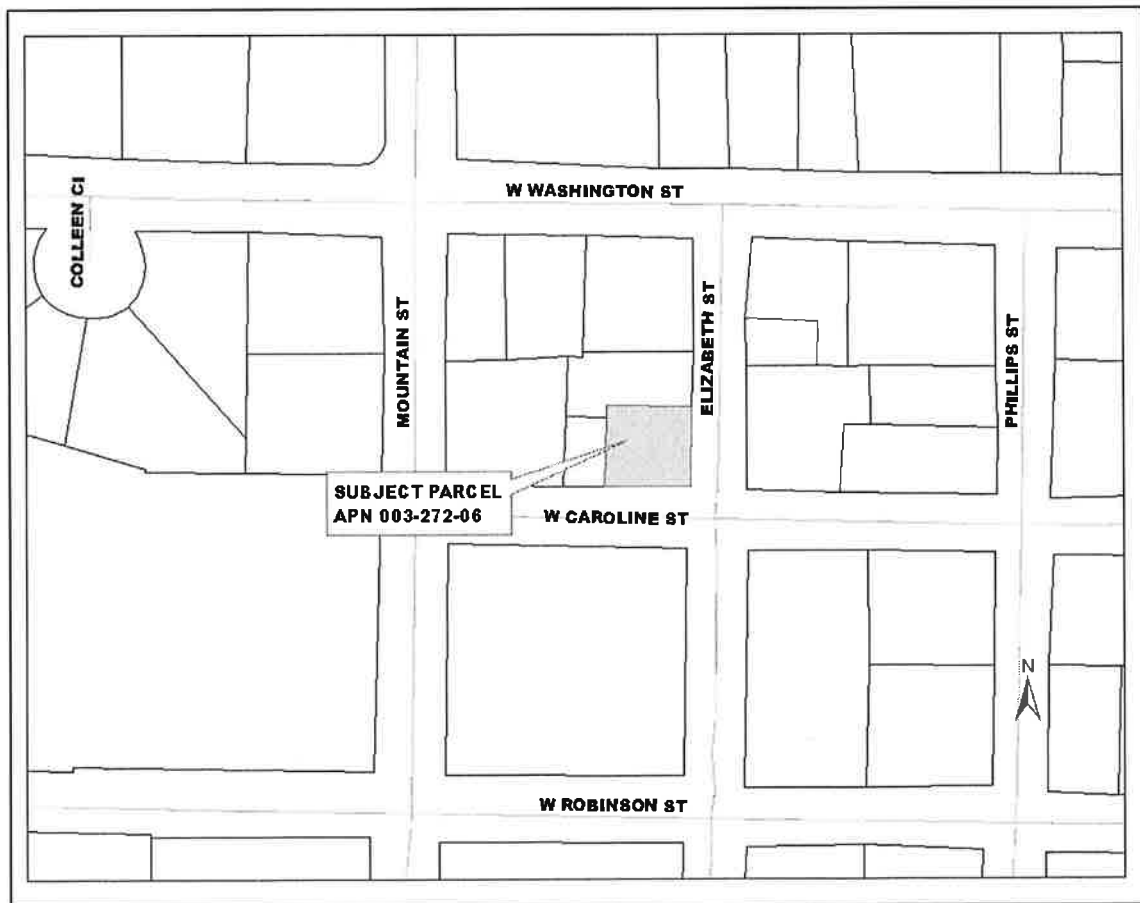
APPLICANT: Betty Brinson

OWNER: Betty Brinson

LOCATION: 704 West Caroline Street

APN: 003-272-06

RECOMMENDED MOTION: “I move to approve HRC-14-053, a request from property owner Betty Brinson to allow a previously constructed front yard picket fence, which must be relocated on or within the property lines, on property zoned Single Family 6,000, located at 704 West Caroline Street, APN 003-272-06, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”



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. The fence must be moved back to the property line. These streets have a 66 foot right of way.
6. The relocation or removal of the fence which is off-site must be completed by August 11, 2014.
7. The fence height shall not exceed four feet and shall meet all requirements of Carson City Development Standards, Section 1.13 – Fences, Walls and Hedges, where applicable.
8. 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 Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS: None

DISCUSSION:

The subject property is a one story residence that was constructed in 1962. It has a rectangular footprint and a moderately-pitched side gable roof with narrow eaves. It is located at the northwest corner of Caroline and Elizabeth Streets and faces south onto Elizabeth Street. It is a wood frame building with a board and batten finish, a perimeter concrete foundation, and an asphalt shingle roof. It is a vernacular building with Ranch style influences.

The applicant has constructed a picket fence on the property. In addition to constructing this fence without prior Historic Resources Commission review and approval, the fence

was placed outside the parcel lines and in some areas is located on the public right-of-way. The fence must be relocated on or within the parcel lines of the property.

Pursuant to Carson City Development Standards, Division 5 – Historic District, the sections outlined below apply to the proposed improvements for the fence.

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 effects 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*)

Fencing in the Historic District may take several different forms depending upon the architecture of the structure that it surrounds. The Development Standards indicate that typical front yard fences are low profile, wood picket style fences but other fencing may be appropriate as well. The applicant has constructed the preferred wood picket style fence. However, the fence was not placed in the appropriate location on the site, and in areas where the fence is off-site, must be moved to a location on or within the parcel.

Staff has recommended a condition of approval to ensure compliance with fencing requirements pursuant Carson City Development Standards, Section 1.13 – Fences, Wall and Hedges, which includes a maximum height of four feet for front yard and street side yard fencing. Staff has recommended as a condition of approval that the portions of the constructed fence which are not within or on the property lines of the parcel must be moved or removed by August 11, 2014.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on June 27, 2014. As of the completion of this staff report, no comments have been received in response to the proposed improvements.

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, but the fence must be moved back to the property line. These streets have a 66 foot right of way.

With the recommended conditions of approval and based upon the project complying with the 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 the application submitted for HRC-14-053 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos

Engineering Division comment

Nevada State Historic Preservation Office Historic Resources Inventory Form

Application (HRC-14-053)





Carson City Engineering Division
Historic Resources Commission Report
704 W Caroline St
File Number HRC 14-053

To: Historic Resources Commission

From: Rory Hogen, E.I.

Date: June 30, 2014

Subject Title:

Review of a Historic Resources Commission application for a new fence at 704 W Caroline St., apn 03-272-06.

Recommendation:

Development Engineering has no preference or objection to the request, but the fence must be moved back to the property line. These streets have a 66 foot right of way.

Discussion:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

For Office Use Only	
YR Built _____	
NR Eligible?	Y / N
District?	Y / N

1. PROPERTY NAME

1A. Historic Name

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1B. Current/Common Name

704 W Caroline St

2. PROPERTY ADDRESS

Street Address	704 W Caroline St
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
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3B. Current Owner

Name	Brinson, Hug E 1991 Trust
Mailing Address	PO Box 826, Carson City, NV 89702
Assessor's Parcel Number (APN)	003-273-01 <i>le</i>

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential - SF	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

.080		Estimated
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9. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260753E E 4338858N (NAD27) (Approximate)
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8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-10 Board and batten
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Post World War II - Ranch

10D. Construction Date(s)

1962		Circa (Assessor)
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10E. Date(s) of Significance

None

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
	Eligible under:		
	Criterion A	Criterion B	Criterion C
	Other (specify)		
X	Not Eligible for the National Register		
	Unevaluated		

10H. Justification

Potential contributing element to existing local historic district

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 704 W Caroline St

City, County: Carson City, /County

SECTION NO. _____ 9G _____

PAGE NO. _____ 3 _____



South facade

This is a one-story house with a rectangular footprint and a moderately-pitched side gable roof with narrow eaves. It is located at the northwest corner of Caroline and Elizabeth Streets and faces south onto Elizabeth Street. It is a wood frame building with a board and batten finish, a perimeter concrete foundation, and an asphalt shingle roof. It is a vernacular building with Ranch style influences, constructed in 1962 (*Assessor data*).

The house has a slightly offset entry with a contemporary door with diamond-shaped lights. There are two vertically-oriented, vinyl frame, sliding sash windows with false muntins to the left of the door with small, simple surrounds. To the right is a large, horizontally-oriented three-part window with a fixed central light flanked by casement sash. The front entry and this window are covered with an extension of the gable roof, supported by wood posts with scroll-sawn brackets. On the south side of this façade is a small projection faced with a horizontally-oriented sliding window. This has a secondary entrance that faces west. It has a door similar to the main entry door.

The east façade has two vertical and one horizontally-oriented sliding window with aluminum frames. The area under the gable has clapboard siding and a small, two-over-two-light window. The rear façade has two small, horizontally-oriented, two-light sliding windows under the eaves on the west side. The west-facing façade has a flush, secondary access door and small two-light, aluminum-frame sliding window.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 704 W Caroline St

City, County: Carson City./County

SECTION NO. _____ 9I _____

PAGE NO. _____ 3 _____

Changes over time. This site was the location of two small dwellings in 1907. By 1923 the site had been cleared. It apparently remained vacant until this structure was constructed in 1962. The current building on the site does not appear to have undergone any alterations, with the exception of the addition of vinyl windows and perhaps the scroll-sawn brackets on the front porch supports.

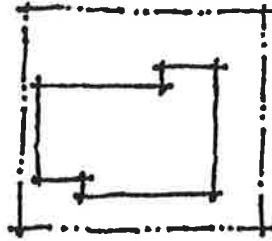
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 704 Elizabeth St
W. CAROLINE

City, County: Carson City, /County

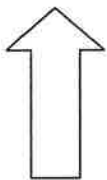
SECTION NO. Sketch map

PAGE NO. _____



Elizabeth St.

W. Caroline St.



North