



Carson City Planning Division

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MEMORANDUM

Historic Resources Commission Meeting of November 10, 2016

TO: Historic Resource Commission Item F-4

FROM: Hope Sullivan, AICP
Planning Manager

DATE: November 3, 2016

SUBJECT: Discussion regarding clarifying the 2005 Design Guidelines to identify discouraged materials.

At its meeting of June 16, 2016, the Board of Supervisors considered an appeal of the Historic Resource Commission's (HRC) denial of a vinyl fence in the Historic District. In upholding the decision of the HRC, the Board suggested the HRC review the Design Guidelines to determine if there is an opportunity to clarify the guidelines to identify discouraged materials.

The HRC began discussion of this item at its meeting of July 14, 2016, and continued it at its meetings of August 11, 2016 and September 8, 2016. At the September 8 meeting, the Chair suggested that the proposed language focus on fencing. At the August meeting, Commissioner Smit suggested incorporating findings into the review, similar to what is done by the Planning Commission when considering a Special Use Permit.

With this input, staff has prepared the language on the attached page for consideration by the HRC. When the HRC is comfortable with the language, staff will work with the District Attorney's office to prepare an Ordinance for consideration by the Planning Commission.

If you have any questions, please contact Hope Sullivan, Planning Manager at hsullivan@carson.org.

(proposed language appears with an underline)

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.

5.24.1 Guidelines for Historic Fences

Original fences shall be retained and repaired when at all possible. When reconstruction must occur the original shall be matched in color, material, size, scale, texture and composition. New fences for historic houses should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6)

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)

Appropriate fencing material is wood. Metal or masonry fencing may be appropriate. Vinyl fencing is discouraged. When a material other than wood is proposed, the applicant shall include the following information in the HRC applicaton.

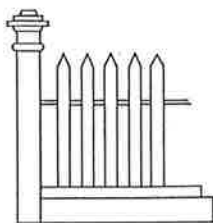
- a. Describe how the proposed material compatible with materials utilized on the site.
- b. Describe how the proposed material be more compatible with the site than utilization of wood.
- c. Describe how the proposed material consistent with historical features of the site.

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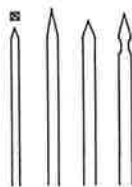
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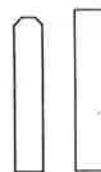
post and rail fence (Ranch)



typical fence with corner or gate post



1" X 2" or 1" X 4" typical pickets



1" X 6" solid board fence