

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
AUGUST 13, 2015**

FILE NO: HRC-16-164

AGENDA ITEM: F-3

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from Casey Otto to remove a chain-link fence on east side of property and replace with a 6 foot high wood fence attaching to southeast corner of residence on property zoned Residential Office (RO), located at 402 West William Street, APN 001-175-03.

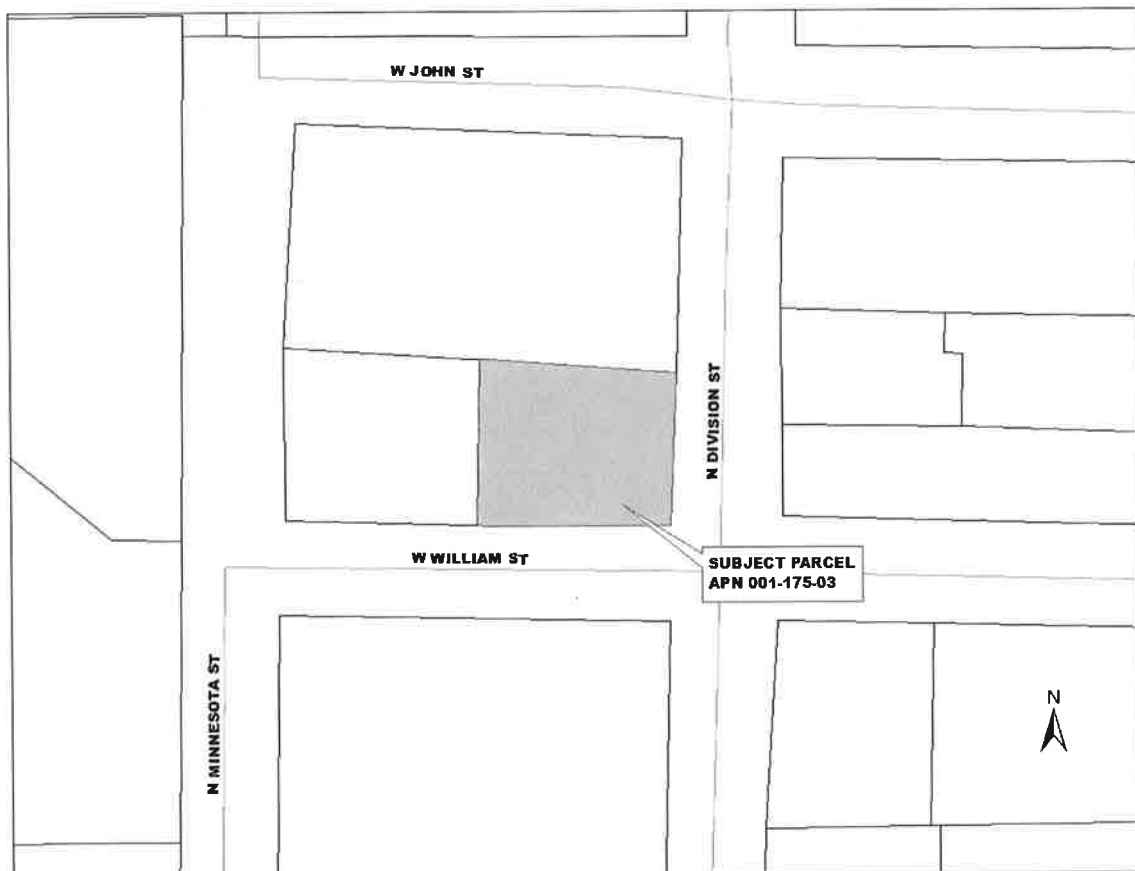
APPLICANT: Casey Otto

OWNER: Casey Otto

LOCATION: 402 West William Street

APN: 001-175-03

RECOMMENDED MOTION: “I move to approve HRC-16-164, a request from Casey Otto to install a 6 foot high wood fence to match the existing fence along the eastern property line and connecting to the southeast corner of the building on property zoned Residential Office, located at 402 West William Street, APN 001-175-03, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. The height of the fencing must be in compliance with the fencing requirements identified in Section 1.13 of the Development Standards. For example, if the fence is on the property line, it may not exceed three feet. The fence must be inset 5 feet from the property line if it is six feet.
2. 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. 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: Mixed-Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-12-022 – Historic Resources Commission administrative approval to re-roof building, replace damaged trim, replace damaged siding and replace exterior doors
- HRC-15-058 – Remodel a fourplex.

DISCUSSION:

The main structure of the subject property is a one and a half story vernacular building constructed sometime between 1876 and 1880 that reflects the Greek Revival style. It is representative of its style and type. This main building serves as two attached residential units. The other buildings that serve as additional residences making up the four-plex were built sometime in the 1950s.

The east side of the property is essentially a shallow side yard. There is a door accessing this side yard, and a small patio. The fence will create privacy in this area. Given that the modern door along this elevation is not in keeping with the historic character of the building, staff finds that the subject façade does not contribute towards

the historic character of the district, so the fence will not compromise the integrity of the district.

Six foot tall solid wood fencing currently exists along the northern property line and a portion of the eastern property line. The fencing is in disrepair. Note the home on the southeast corner of the intersection has a six foot tall solid wood fence.

Section 5.24 of the design guidelines provides guidelines for fencing, as follows.

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*)

Staff finds the proposed fence to be consistent with the provisions of 5.24.2 of the Development Standards. The fence will be along the side façade, not the front façade. The fence will allow the side yard to be utilized as an outdoor space, and create a buffer from the traffic on Division Street. Also, the fence will not block the façade of the front covered patio, which is a contributing feature.

Staff would note that per the provisions of Section 1.13.5 of the Carson City Development Standards, the fence cannot exceed three feet if placed on the property line, and may be six feet only if it is located five feet in from the property line.

Attachments:

Application (HRC-16-164)
Carson City Resources Inventory 1980

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 402 West William 08 1-175-03
- 2. Common Name: _____ FENTON, MARGE & DOUGLAS
- 3. Historic Name: _____ 1009 N DIVISION ST
- 4. Present Owner: Henry Reath, et al CARSON CITY NV 89703
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The small, one and a half story, vernacular building reflects Greek Revival stylistic derivations in its form and detailing. The wood frame building is surfaced in shiplap. A porch with hipped roof extends across the width of the facade gable. Ornamentation includes the eave returns of the gable, and the capiteled double columns of the porch that support exceptionally fine decorative brackets. Windows are double hung with two lights above two and simple framing with shallow projecting cornices.

One story additions have been made to the side and rear of the building. The iron balustrade is an addition.

Related features include a gable roofed double garage and shed.

RELATIONSHIP TO SURROUNDINGS:

This residence relates visually to 314 West William across the street and the property with its landscape plantings relates well to the area.



Street Furniture: inappropriate chain link fence

Landscaping: large mature trees, deciduous and evergreen shrubs

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 RC Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

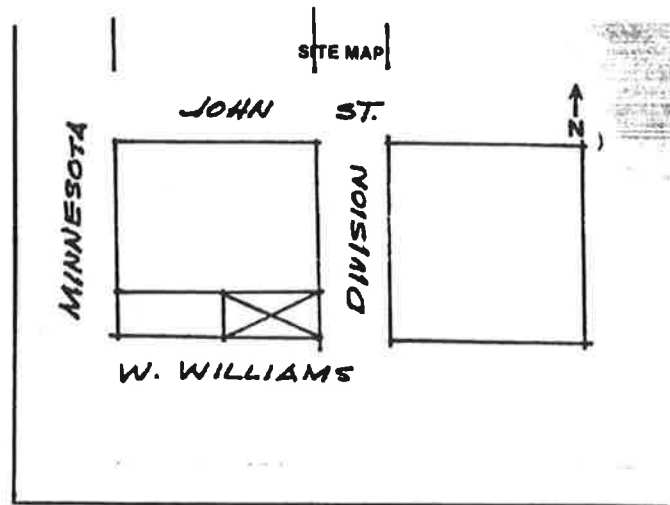
Builder (if known) _____

Date of Construction 1876-80 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is an important representative of its style and type. The facade ornamentation is exceptional in quality and the street facades are particularly fine. Though additions and an inappropriate balustrade are later modifications, the facade images are essentially intact and relate visually to the other buildings of this Preservation District and the similarly scaled structure across the street at 314 West William.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

SEPTEMBER 1998

Historic Survey 1860-1948
Occupational & Residential

**HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT**



NAME: Authers House
ADDRESS: 402 W. William
LOCATION: Northwest corner W. William and N. Division
CONSTRUCTION DATE: ca. 1876-80 (resources inventory)

HISTORICAL BACKGROUND

This home was constructed in the late 1870s. It is one and a half stories, with wood frame construction; a small vernacular house reflecting a Greek Revival style. One story additions were made to the rear and side of the home in later years.

The property was purchased in 1867 by **Simon Ashim**, who was in the clothing business on the west side of Carson Street, opposite Plaza. By 1871 the lot was owned by **James Authers**, a native of England who had come to Nevada in 1860. Authers listed his occupation as farming. Authers sold the property to **Anna Fulstone** in 1886, and the property passed through the hands of a number of individuals. **E. B. Rail**, who owned a hardware store on the west side of Carson Street between Fourth and Fifth Streets,

owned the house for about two years.

In 1894 **Emma Lindsay** purchased the house. Emma died in 1901, but family members continued to live in the home. In 1907 members of the Lindsay family who were living in the house represent a variety of occupations. **A. C. Lindsay** was a boilermaker, **Burd Lindsay** was a clerk, and **Will Lindsay** was a baker. Miss **Margaret Lindsay** did not have an occupation listed. The Lindsays sold the property in 1910 but remained in Carson City. In 1917 Burd had given up clerking to become a carpenter, but Will was still a baker, a partner in the Carson Bakery at 314 N. Carson Street.

Maggie Dickson purchased the home in 1910. Maggie Dickson died in 1914 and the home was sold to **Ruth Kelly**. The house wasn't sold again until 1930 when **George Metsker** purchased the property. Metsker sold it in 1934 to **Luize Pacheco**, and ownership passed on several months later to **John Pacheco**. John Pacheco had operated a barber shop at 308 S. Carson Street in 1917, but in 1937 he listed a laundry business at that address in the telephone directory. John transferred the property to **Grace Pacheco** in 1943.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1871, Samuel Abrahams; 1891, Nellie Duffy

SOURCES:

Stewart Title; Carson City Directories; Thompson & West (673); Carson City Cemetery Records; Carson City Telephone Directory

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 402 West William APN 1-175-3
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Henry Reath, et al (Margie Douglas Lenton)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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RELATIONSHIP TO SURROUNDINGS:

This residence relates visually to 314 West William across the street and the property with its landscape plantings relates well to the area.



Street Furniture: inappropriate chain link fence

Landscaping: large mature trees, deciduous and evergreen shrubs

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

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THREATS TO SITE:

None Known Private Development _____
Zoning R0 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

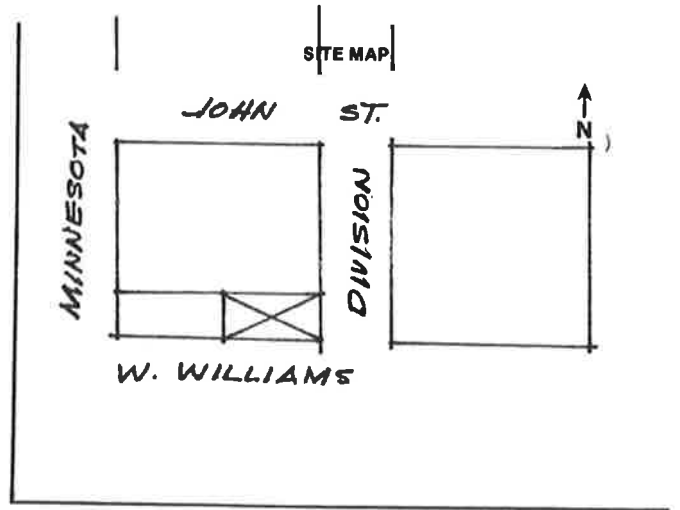
Builder (if known) _____

Date of Construction 1876-80 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is an important representative of its style and type. The facade ornamentation is exceptional in quality and the street facades are particularly fine. Though additions and an inappropriate balustrade are later modifications, the facade images are essentially intact and relate visually to the other buildings of this Preservation District and the similarly scaled structure across the street at 314 West William.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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:

FILE # HRC - 16 - HRC - 16 - 164

HISTORIC RESOURCES COMMISSION

APPLICANT **Casey Otto** PHONE # **775-291-4311**

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP
402 W. William St. Carson City, NV

SUBMITTAL PACKET

EMAIL ADDRESS
Casey.otto@gmail.com

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

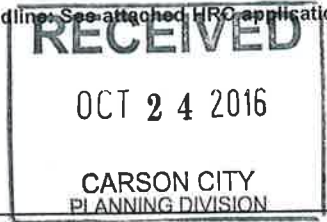
PROPERTY OWNER **Casey Otto** PHONE # **775-291-4311**

MAILING ADDRESS, CITY, STATE, ZIP
402 W. William St. Carson City, NV

Application Reviewed and Received By: _____

EMAIL ADDRESS
Casey.otto@gmail.com

Submittal Deadline: See attached HRC application submittal schedule.



APPLICANT AGENT/REPRESENTATIVE _____ PHONE # _____

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 001-175-03	Street Address 402 W. William St. Carson City, NV	ZIP Code 89703
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Project's Master Plan Designation	Project's Current Zoning RO	Nearest Major Cross Street(s) W. Williams & Division 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.

Install 6ft. wood fence on building's east side parallel to Division St. Attaching to southeast corner of home.

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:

Reason for project:
To provide privacy and backyard space to newly renovated part of home.

SUPPORTING DOCUMENTATION

Each application requires 16 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.

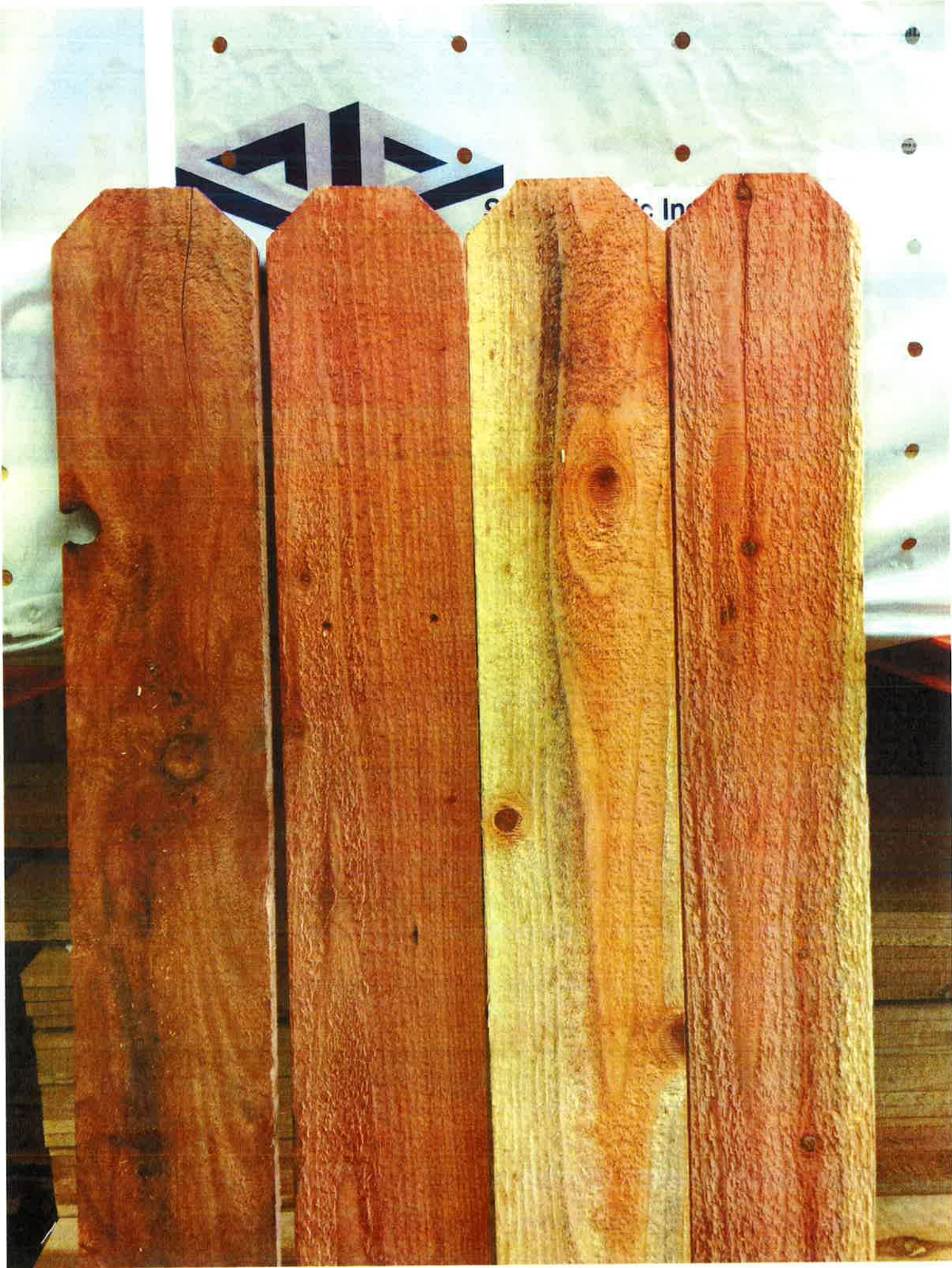

Owner's Signature

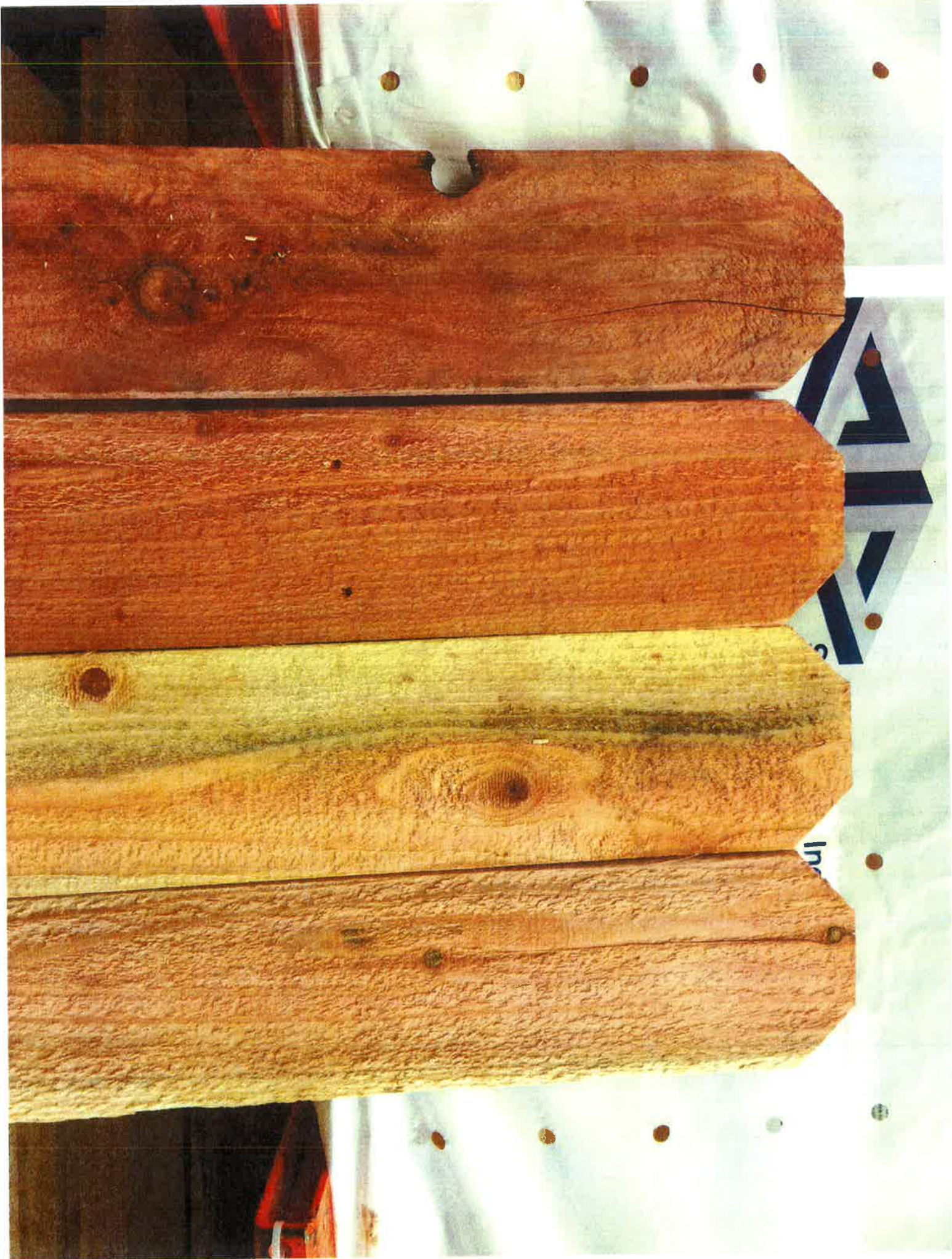
Applicant's/Agent's Signature

Casey Otto
Owner's Printed Name

Applicant's/Agent's Printed Name



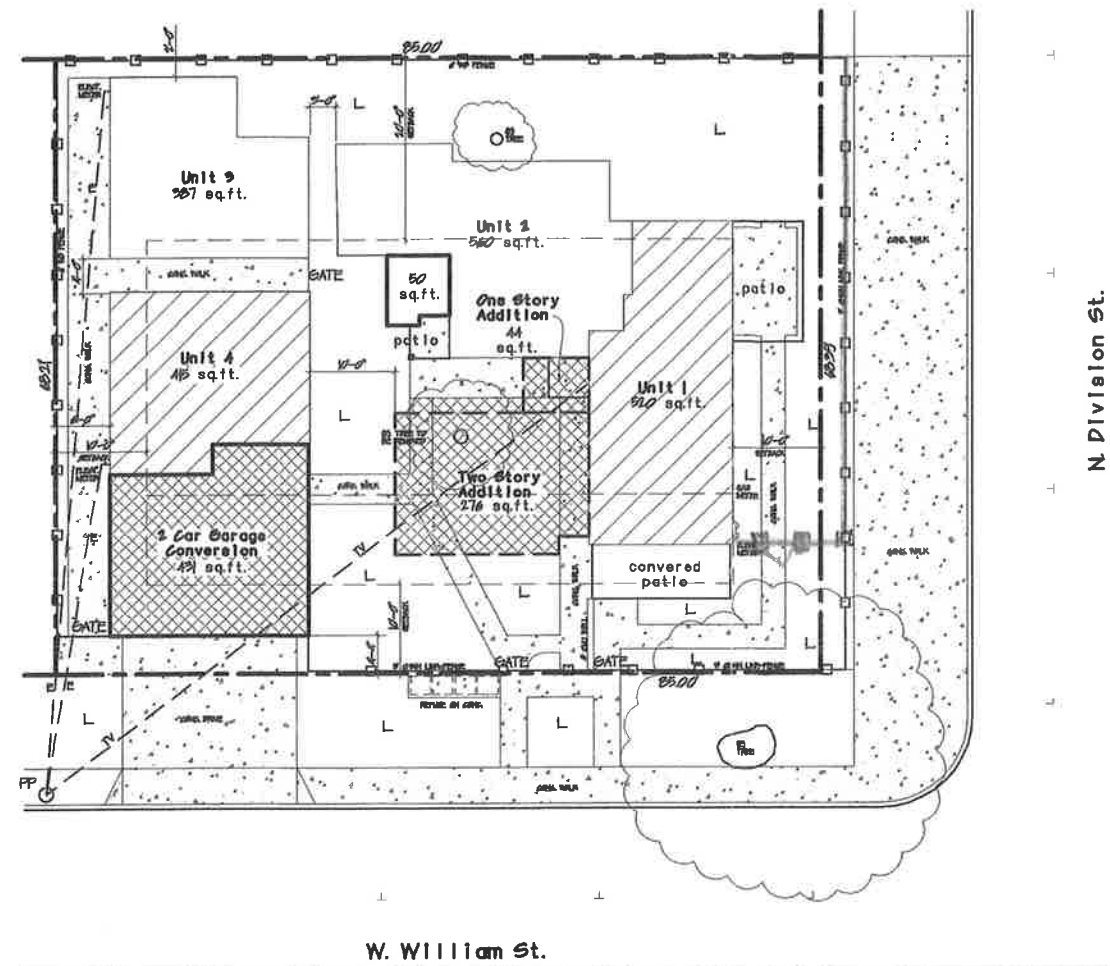






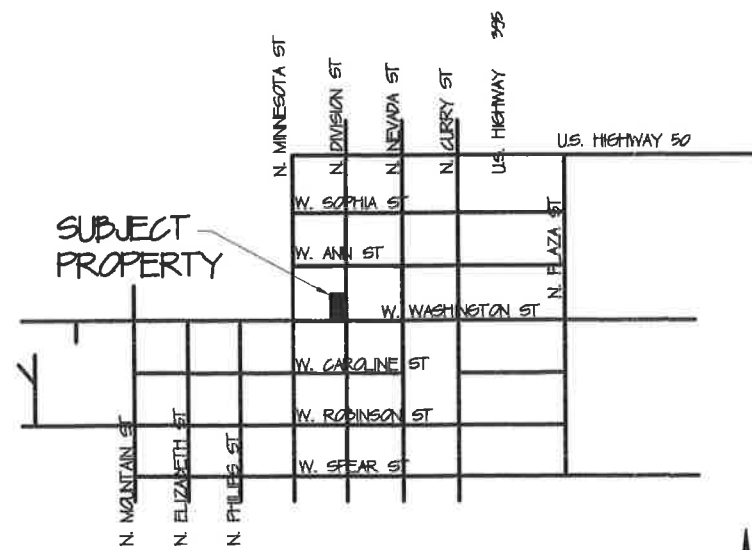






EXISTING SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP

NO SCALE

A TWO STORY ADDITION & RENOVATIONS
TO EXISTING RESIDENTIAL STRUCTURES

Otto Residence

OWNER: Casey Otto
422 W. William St.
Carson City, NV 89706

ARCHITECT: Robert M. Darney, Architect
490 Hot Springs Road
Carson City, NV 89706 NV Lic # 2044

PROJECT ADDRESS: 422 W. William Street,
Carson City, Nevada

PROJECT APN: 001-175-03

FLOOD ZONE: ZONE D, COMMUNITY # 01000, PARCEL # 00700,
FEMA

ZONING: RD

SITE AREA: 5,644 SQ. FT. or .125 ACRES

NUMBER OF DWELLING UNITS: 4

BEDROOM/ UNIT TALLY:

1 UNITS W/ 0 BEDROOMS EA	= 1 Bedrooms
3 UNITS 'STUDY'	= 3 Bedrooms

PARKING RATIO:

SPACES PER UNIT REQD:	15
UNITS:	4
REQUIRED PARKING:	6
PARKING PROVIDED:	5 ON STREET 2 DRIVEWAY 7 TOTAL

ADOPTED CODES: 2012 IRC, NNA, UMC, UPC
2011 NEC
2005 IBC/ANR INTL ECG

OCCUPANCY TYPE: R-3

BUILDING TYPE: VP

ALLOWABLE AREA: UNLIMITED

ALLOWABLE HEIGHT: 3 STORES

EXISTING BUILDING AREAS:

Unit 1 =	510 SQ. FT.
Unit 2 =	560
Unit 3 =	507
Unit 4 =	415
Total Livable Area =	1992 SQ. FT.
Garage =	49
Laundry =	50
Total Building Area =	2,091 SQ. FT.
On Site Paved Area (patios, walks and drives) =	1,014 SQ. FT.
Landscape Area =	2,087 SQ. FT.

PROPOSED BUILDING AREAS:

Unit 1 = Add 520 sq.ft.	1,030 SQ. FT.
Unit 2 = Add 44 sq.ft.	604
Unit 3 =	507
Unit 4 = Add 415 sq.ft.	846
Total Livable Area =	2,955 SQ. FT.
Laundry =	50
Total Building Area =	3,205 SQ. FT.
On Site Paved Area (patios, walks and drives) =	880 SQ. FT.
Landscape Area =	1,321 SQ. FT.

DRAWING INDEX:

- A1 - TITLE SHEET/ SITE PLAN
- A2 - GROUND LEVEL FLOOR PLAN
- A3 - UPPER LEVEL FLOOR PLAN, BUILDING SECTION A
- A4 - FOUNDATION, FLOOR & ROOF FRAMING PLANS
- A5 - EXTERIOR ELEVATIONS
- A6 - ELECTRICAL FLOOR PLANS
- SD-1 - STRUCTURAL NOTES & DETAILS
- SD-2 - STRUCTURAL DETAILS
- SD-3 - STRUCTURAL DETAILS

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Road, Carson City, NV 89706
PHONE: (775) 883-3444 FAX: 862-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

AN ADDITION & RENOVATIONS TO THE
OTTO RESIDENCE
402 W. WILLIAM ST.
EXISTING SITE PLAN

PROJECT SHEET TITLE

APN: 001-175-03

DATE	9-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE	AS SHOWN
SHEET No.	

A1