

**STAFF REPORT FOR THE HISTORIC RESOURCE COMMISSION MEETING OF
JULY 11, 2019**

FILE NO: HRC-19-107

AGENDA ITEM: E-4

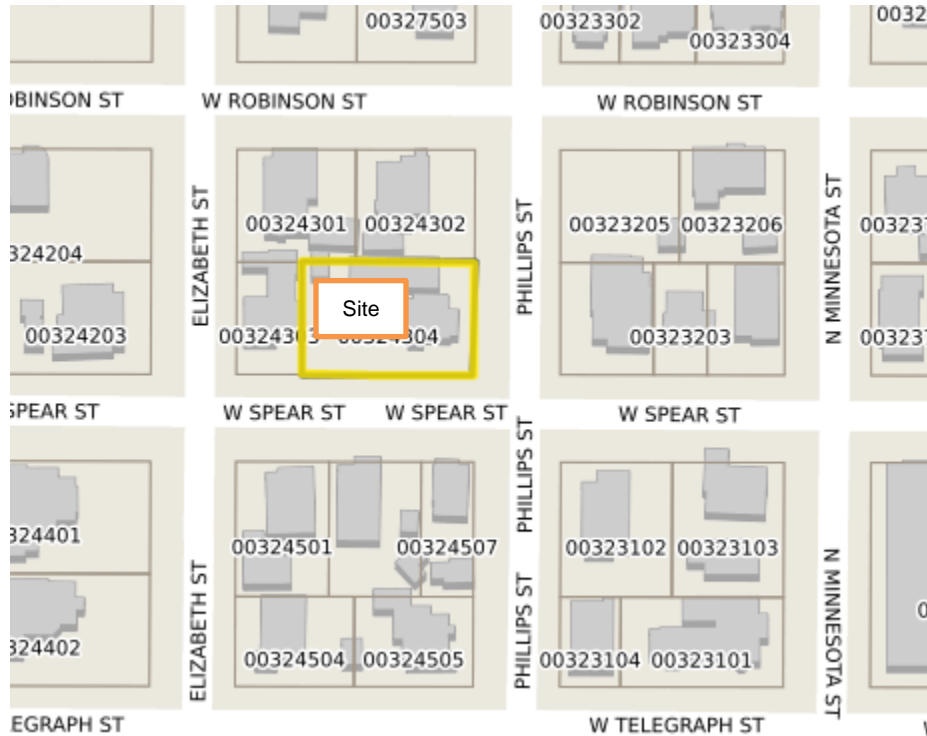
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding the relocation of a metal shed, construction of a brick wall, construction of a garbage enclosure, and ground cover on property zoned Single Family 6000, and located at 602 West Spear Street, APN 003-243-04. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to relocate a metal shed to the south, to construct a six foot red brick wall along the north property line up to the setback line, and then a three foot tall wall within the required setback, construct a five foot tall garbage enclosure utilizing sandstone and brick, and utilizing sandstone as a ground cover around five trees. The Commission will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: “I move to approve HRC-19-107 as presented based on compliance with the design guidelines for the historic district and subject to the conditions of approval.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached 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.
6. The garbage enclosure must be setback 20 feet from the front property line.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEW:

MPR-04-055: Demolish garage, build apartment
HRC-04-056: Demolish garage, build apartment
HRC-04-121: Demolish garage, build apartment
HRC-04-195: Carriage garage doors
HRC-06-043: Gate and fence
HRC-13-064: Replace windows, door
HRC-14-041: Tax deferral
HRC-15-057: Foundation
HRC-16-066: Back wall
HRC-16-067: Removal of side porch
HRC-16-087: Roof
HRC-16-096: Bridge to garage
HRC-17-059: Bench and sandstone mounting step
HRC-17-105: Skylights
SUP-17-136: Expansion of a non-conforming use.

DISCUSSION:

The subject property is thought to have been improved in 1875. The house is a two-story frame house with a front gable roof and cornice returns. Its principal decorative feature is a one-story

front porch with chamfered posts including molded caps and segmented arch spans between the posts.

The subject property is a corner lot. Existing gates create a private space behind the home along the western property line, and along the northern property line.

The applicant is seeking to:

- Relocate an existing metal shed;
- Construct a six foot brick fence along the north property line, that is reduced to 3 feet in the twenty foot setback area; and
- Construct a five foot tall garbage enclosure made out of sandstone and block.

The application discusses placing sandstone around the trees on the right-of-way. As that is an improvement on the right-of-way, this report will not address that improvement.

In terms of relocation of the shed, the Secretary of the Interior Standards advise that “The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.” The existing shed is located in the northwest corner of the property, and is shielded from public view by existing gates. The relocation of this shed to an area south of its existing location will still result in the shed being located in an area shielded from public view by existing gates. Therefore, staff finds the relocation of the shed will not result in the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property.

Section 5.24 of the guidelines provides guidance on 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 masonry fences can be found as well.

A fence design must be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design must be compatible with the building as well as with 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 new fence must be determined by its intended function and its location. A new fence must not be constructed in any manner which adversely affects the primary views of any building. A fence should consist of a design that will enhance the overall visual presentation of a building and be made from material which is traditionally associated with fences located within the historic district, including wood, wrought iron, decorative woven wire and, in limited circumstances, masonry. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9) Unless an exemption is granted under circumstances deemed appropriate at the discretion of the

historic resources commission, the use of vinyl for the construction of a new fence is prohibited. If material other than material which is traditionally associated with fences located within the historic district is proposed to be used for the construction of a new fence, the person proposing the use of such material must include in his or her application to the historic resources commission an explanation describing how the material to be used is:

- a. Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.
- b. More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district is used.
- c. Consistent with the historical features of the property and the property site.
- d. Consistent with the massing, size, scale and existing architectural and construction materials used within the historic district.

The applicant is proposing fencing along the northern property line. The fencing will consist of the brick wall. This will be consistent with the brick wall constructed along the western property line, as well as with the brick pavers in the driveway. The fencing will not obscure any views of the building, and, due to its location, will not be perceived as a character defining feature. Masonry is an allowed fence material, and has been allowed on the subject property. Staff finds that the proposed brick wall is consistent with the design guidelines.

Section 5.18 provides guidance on the use of masonry elements, as follows.

5.18 Guidelines for Masonry Elements

Masonry elements found in the Historic District include brick or cut stone foundations, porches and/or basements, and entire stone or brick buildings. Some masonry retaining walls and/or fences are also found. Masonry as an architectural design element generally produces a powerful visual image and imparts a sense of permanence and strength. Careful consideration, therefore, needs to be given all designs which incorporate masonry elements.

Sandstone and brick have been utilized on the subject property as accent pieces. A sandstone bench is located at the corner of the property, and sandstone planters have been installed on the property. A brick wall is located along the western property line. Recognizing these materials can provide a powerful visual image, staff finds the use of the materials on site have not compromised the character of the building. Similarly, staff does not find that the addition of a five foot tall garbage enclosure along the northern property line will compromise the character defining features of the property, and therefore will be consistent with the guidelines for masonry elements.

Attachments

Application HRC-19-107
1980 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 # HRC - -

FEE: None

APPLICANT PHONE #
 John E. Block 720-7313

MAILING ADDRESS, CITY, STATE, ZIP
 112 North Curry St, Carson City, NV 89703

EMAIL ADDRESS
 jed@stateagent.com 720-7313

PROPERTY OWNER PHONE #
 Spear and Phillips LLC, 720-7313

MAILING ADDRESS, CITY, STATE, ZIP
 112 North Curry St, Carson City, NV 89703

EMAIL ADDRESS
 jed@stateagent.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Susie Block, 722-6727

MAILING ADDRESS, CITY, STATE, ZIP
 112 North Curry St, Carson City, NV 89703

EMAIL ADDRESS
 jed@stateagent.com

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:

Submission Deadline: Refer to the 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):
 003-243-04

Street Address
 504 Phillips Street, AKA 602 W. Spear St., Carson City, NV 89703

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)
 Spear St

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 their plans. If necessary, attach additional sheets.

Move a 1920s metal shed, located on the North West corner of the property, (back yard) to the south to conform to current set backs. Construct a 6' red brick fence on the north property line up to the 20' setback and continue with a 3' high brick fence. Construct a 5' garbage enclosure made out of native prison sandstone and red brick. Construct 12" to 14" tree rings around 5 trees on the parkway with native sandstone

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.



Owner's Signature

John E. Block

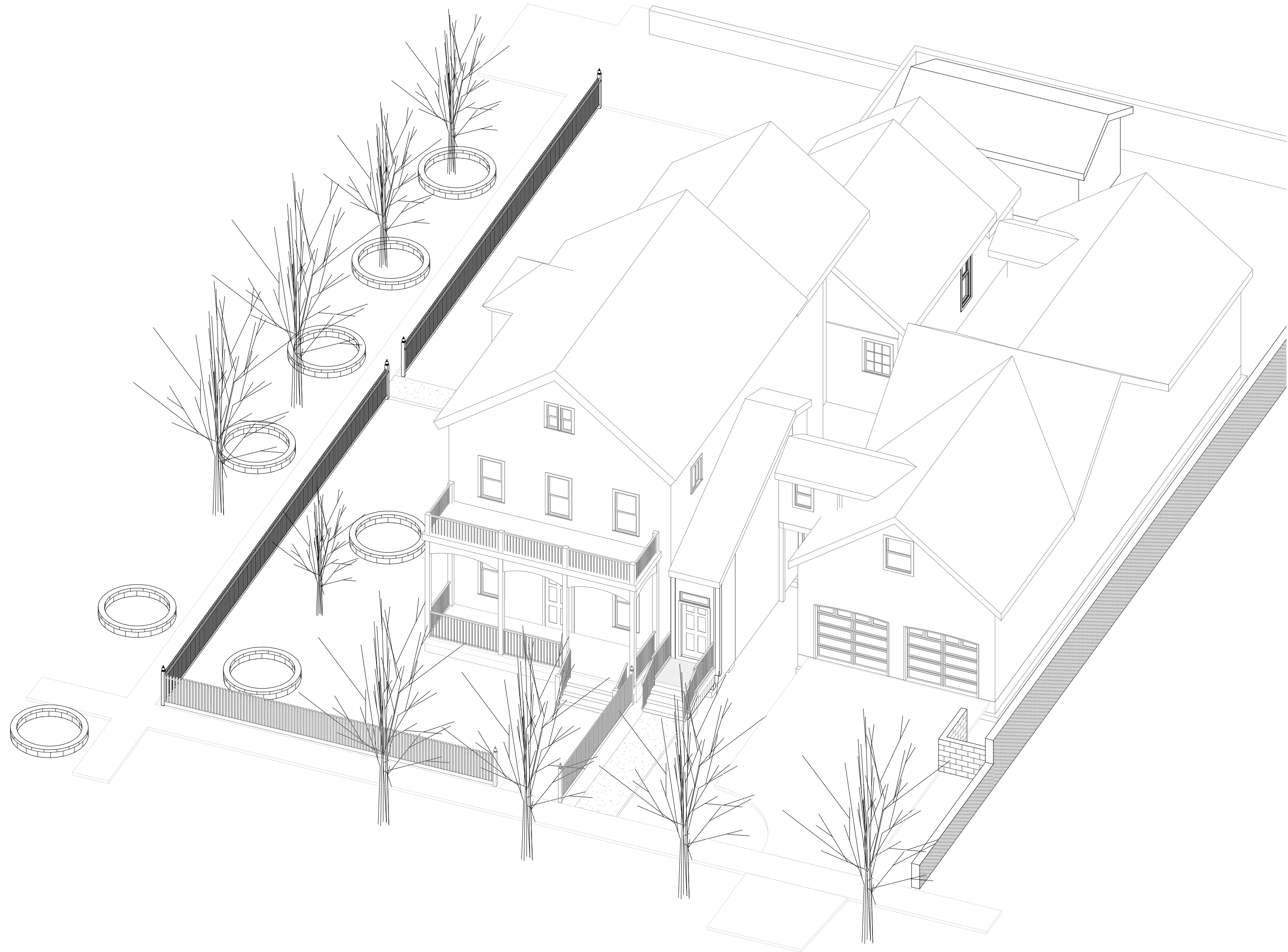
Owner's Printed Name



Applicant's/Agent's Signature

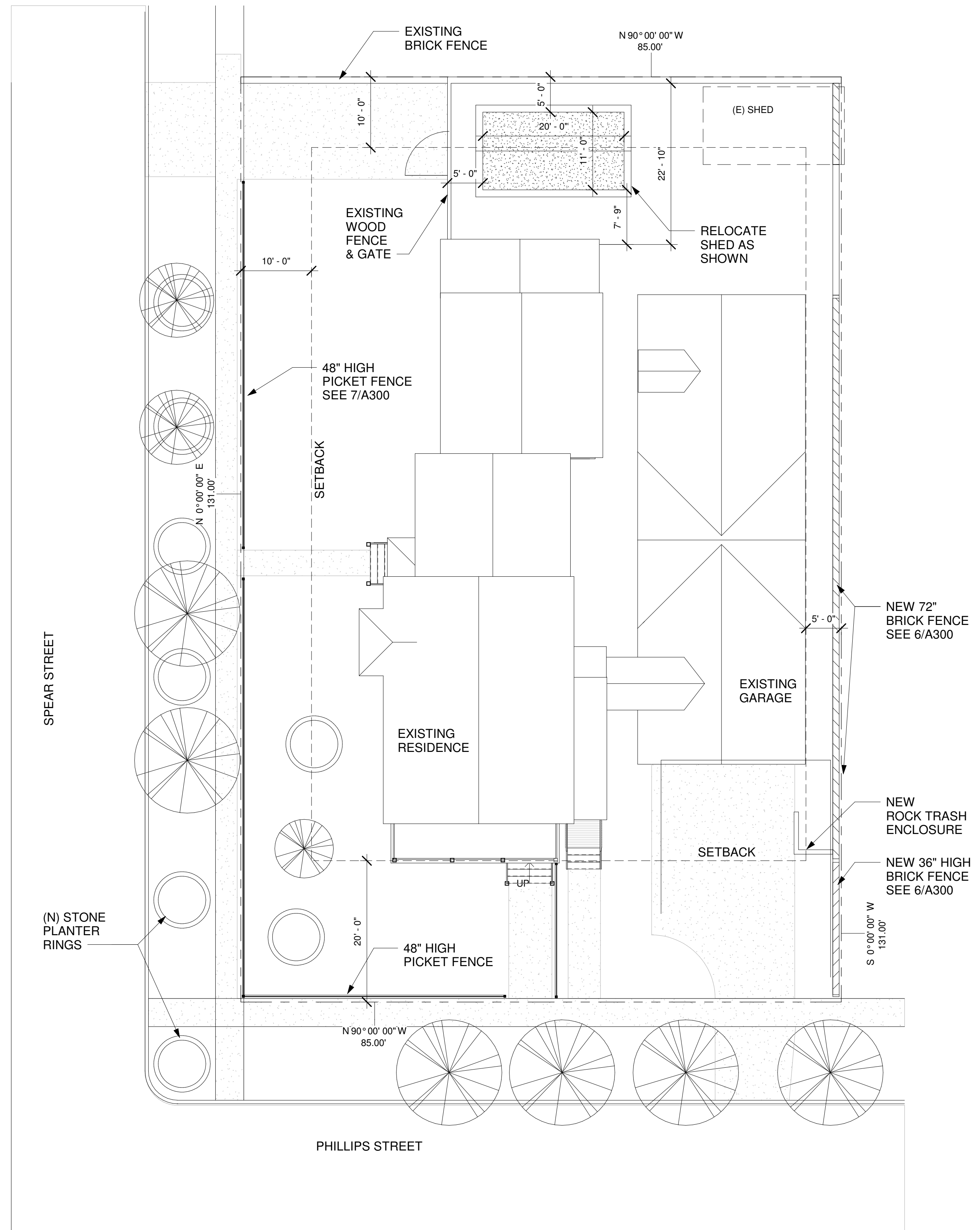
Susan M. Block

Applicant's/Agent's Printed Name

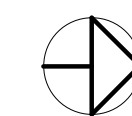


2 NE3D

Sheet List	
Sheet Number	Sheet Name
A100	SITE PLAN
A300	ELEVATIONS



JED BLOCK
A.P.N. 003-243-04
602 W SPEAR STREET



1 Site
1" = 10'-0"

No.	Description	Date

Site
Enhancements
for
JED BLOCK

SITE PLAN

Project number	602 SPEAR ST
Date	6-27-16
Drawn by	JPC
Checked by	JPC

A100

Scale 1" = 10'-0"

No.	Description	Date

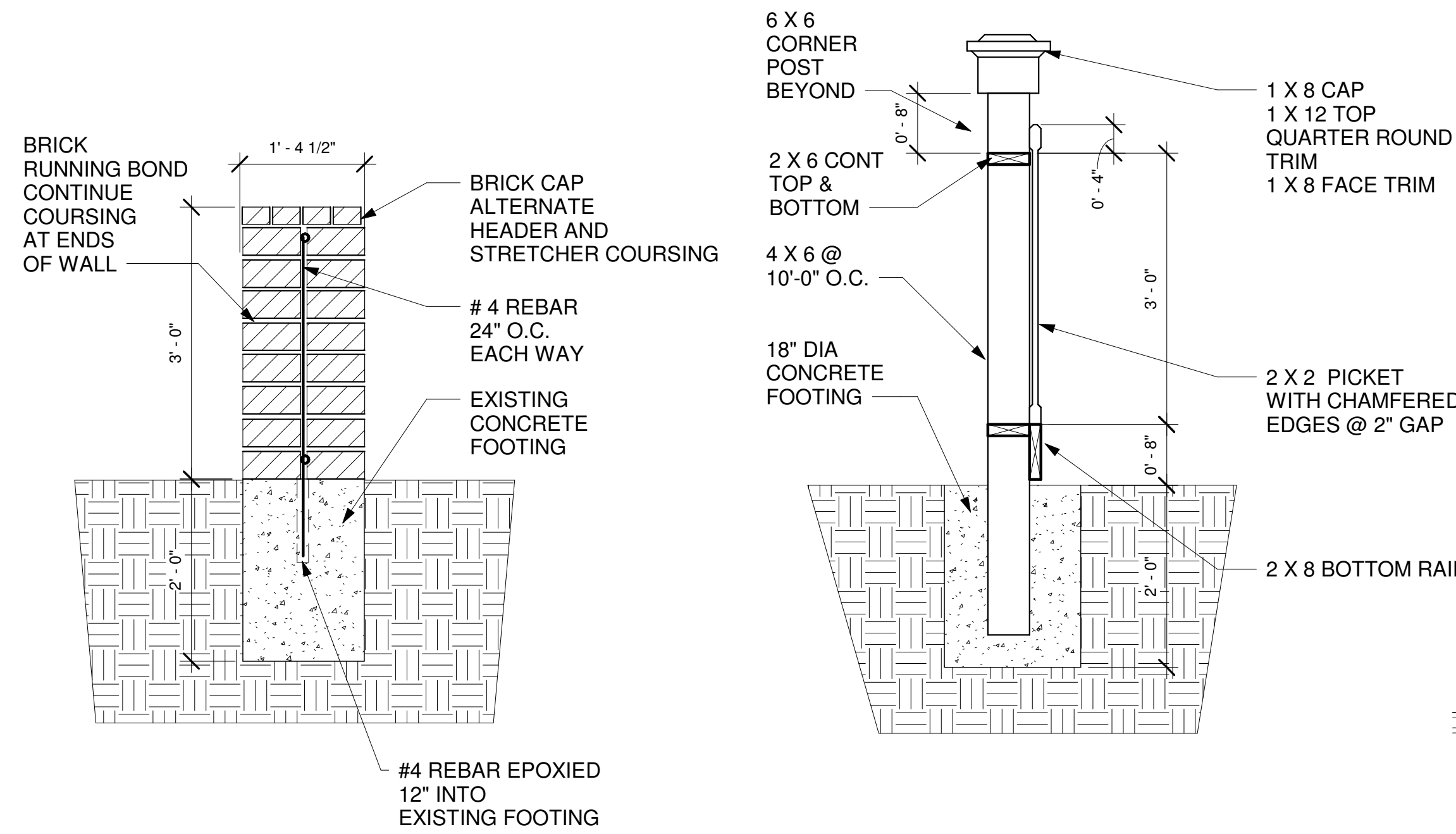
Site Enhancements for
JED BLOCK

ELEVATIONS

Project number	602 SPEAR ST
Date	6-27-16
Drawn by	JPC
Checked by	JPC

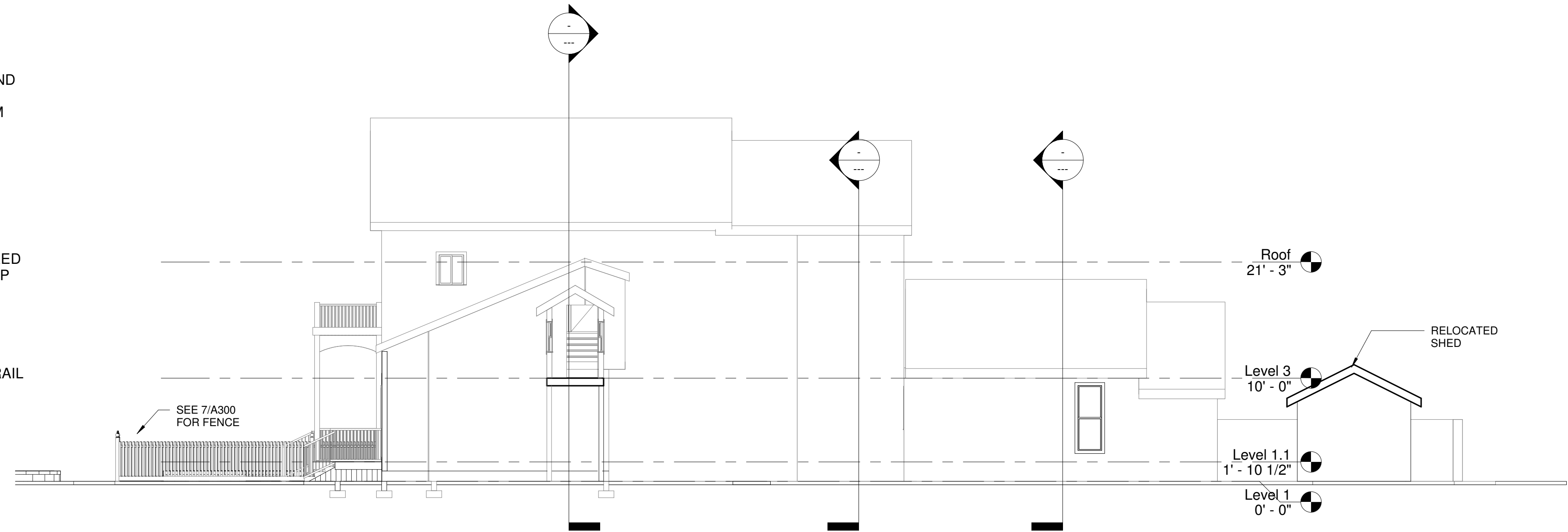
A300

Scale As indicated



6 Brick Fence
3/4" = 1'-0"

7 Wood Fence
3/4" = 1'-0"



1 North
1/8" = 1'-0"



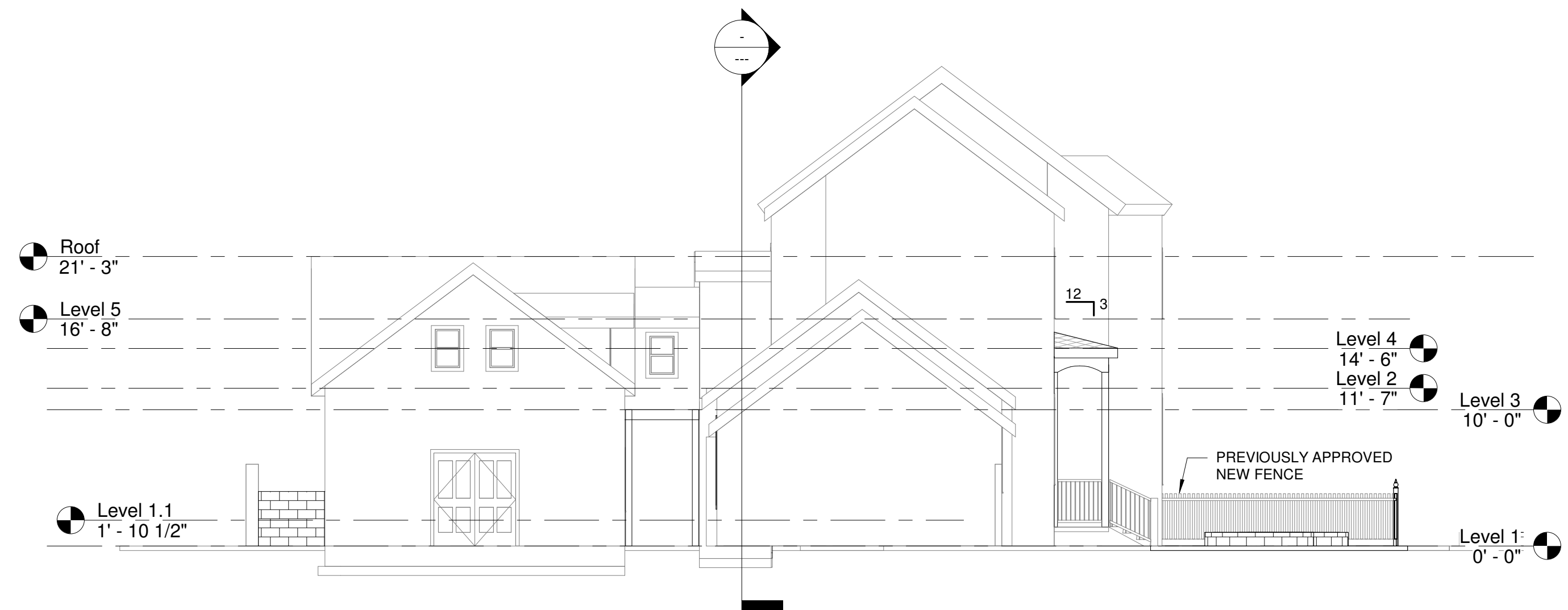
5 South
1/8" = 1'-0"



4 South-1
1/8" = 1'-0"



3 East
1/8" = 1'-0"



2 West
1/8" = 1'-0"

JED BLOCK –HRC -2019



GARBAGE ENCLOSURE EXAMPLE



EXISTING SHED



BRICK WALL EXAMPLE



TREE RING EXAMPLE

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 504 North Phillips (also includes 602 and 604 West Spear) APN 3-243-4
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Clifford and Myrtle Derosier
- 5. Address (if not occupant): _____
- 6. Present Use: multi-family compound Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The building's original rectangular form has been somewhat modified by later additions to the sides and rear. The roof is gabled with eave returns and the windows are double hung single pane over single pane, or metal casement. The porch is the structure's ornamented feature with its pierced balustrade, shallow arched bays, and capiteled post supports, and portions of it may be later than the original structure.

The structure has been resurfaced and received additions to the north and rear (west) elevations. The windows have been altered. The structure, once a single family residence, now appears to include five units.

A free standing garage surfaced in metal siding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. It is unusual for the area in detailing but not in building type.



Street Furniture: short masonry wall at the north

Landscaping: mature trees, shrubs

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

52

THREATS TO SITE:

None Known Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875 Estimated Factual _____ Source: _____

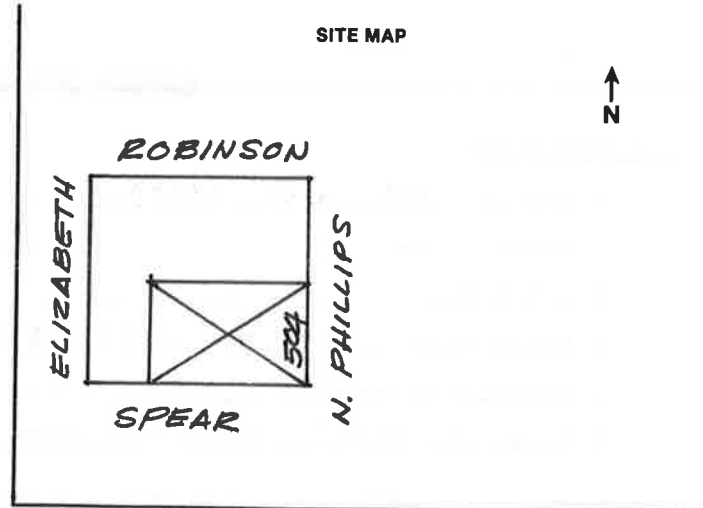
Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.

The structure's alterations do not obscure its original image and it remains a strong contributor to the image of the area, and a finely decorated representative of its era. Its corner siting emphasizes its scale and design qualities.

SITE MAP



SOURCES:

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: 504 North Phillips (also includes 602 and 604 West Spear)
- 2. Common Name: _____ 08 3-243-04
- 3. Historic Name: _____ DEROSIER, CLIFFORD & MYRTLE
504 N PHILLIPS ST #3
- 4. Present Owner: Clifford and Myrtle Derosier CARSON CITY NV 89703
- 5. Address (if not occupant): _____
- 6. Present Use: multi-family compound Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The building's original rectangular form has been somewhat modified by later additions to the sides and rear. The roof is gabled with eave returns and the windows are double hung single pane over single pane, or metal casement. The porch is the structure's ornamented feature with its pierced balustrade, shallow arched bays and capited post supports, and portions of it may be later than the original structure.

The structure has been resurfaced and received additions to the north and rear (west) elevations. The windows have been altered. The structure, once a single family residence, now appears to include five units.

A free standing garage surfaced in metal siding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. It is unusual for the area in detailing but not in building type.



Street Furniture: short masonry wall at the north

Landscaping: mature trees, shrubs

Architectural Evaluation: PS X NR _____

District Designation: PD 2 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 SE6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.

The structure's alterations do not obscure its original image and it remains a strong contributor to the image of the area, and a finely decorated representative of its era. Its corner siting emphasizes its scale and design qualities.

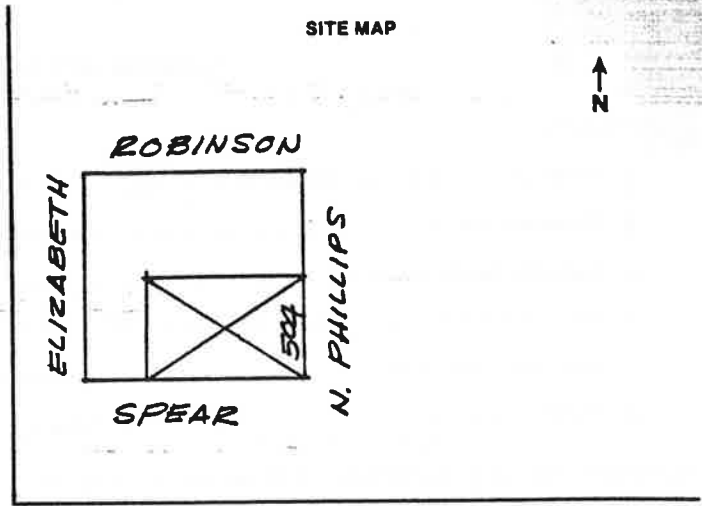
SOURCES:

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