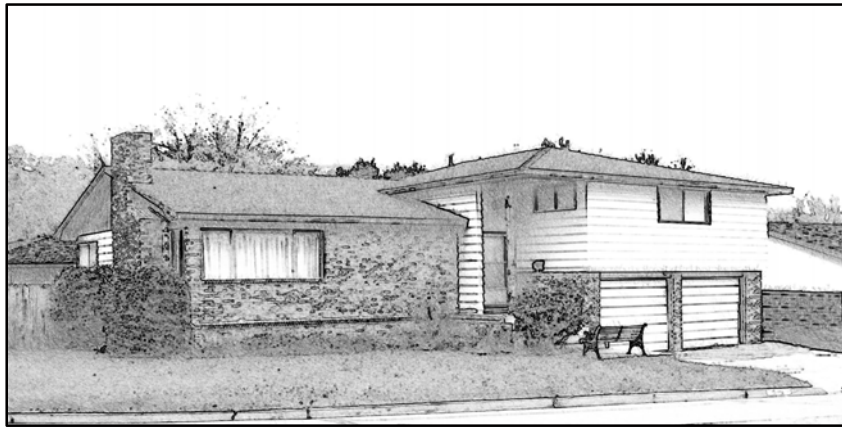


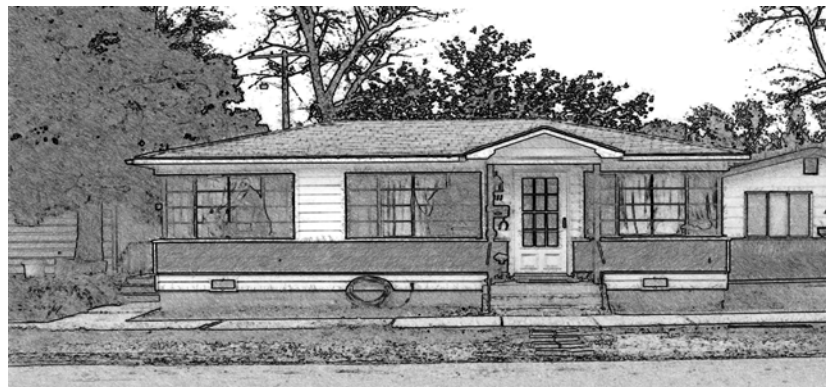
5.11.3 Split Level (1955 to 1975)

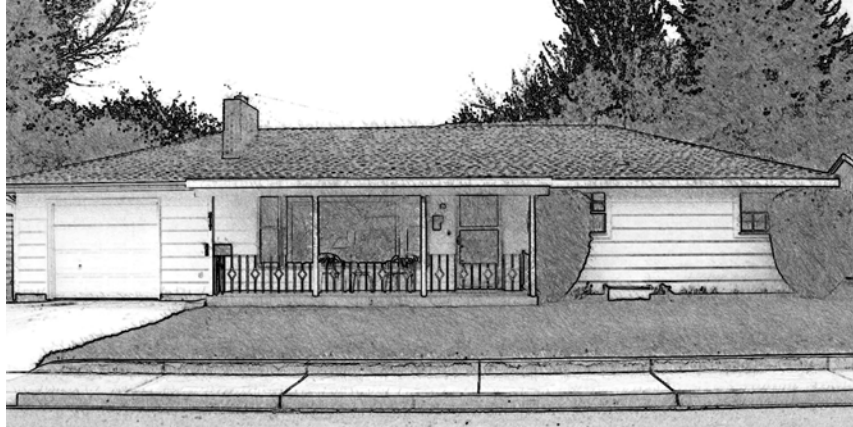
The style rose to popularity during the 1950s as a multi-story modification of the then dominant one-story Ranch house. It retained the horizontal lines, low-pitched roof and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. An elaborate theory of interior planning grew around this form. Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and a sleeping area. The Split Level form made it possible to locate these on separate levels. The lower level usually housed the garage and, commonly, the “noisy” family room with its television, which was becoming a universal possession. The mid-level wing contained the “quiet” living areas and the upper level the bedrooms.



One of several examples of a split-level home in Carson City. This is located on Westview at the periphery of the historic district.

5.11.4 Variations of the Ranch Style in Carson City





CHARACTERISTIC ELEMENTS OF THE RANCH STYLE

PLAN VIEW:

rectangular, L-shaped, U-shaped

HEIGHT:

one story, split level, rarely one-and-one half story

EXTERIOR SIDING:

rustic drop, vertical board and batten, masonry veneer or in combination

ROOF:

low pitch, wide overhang eaves, hipped, cross-gable, side-gable

WINDOWS:

large picture windows, single-pane, double-hung sash, slider, jalousie, sliding patio

ENTRANCE:

de-emphasized, undecorated, often focus is on the rear of the house

ORNAMENTATION:

very limited but may include shutters, masonry walls, planters, Tudor or Colonial details

SPECIAL FEATURES

integrated garages, patios, covered walkways, interior courtyards

5.12 Glossary

Balloon Frame means a timber frame construction having uprights (studs) that extend in one piece from foundation line to the roof with horizontal members (joists) nailed to them.

Baluster means an upright support for the stair railing or bannister.

Balustrade means a railing consisting of a handrail on balusters.

Bargeboard (verge board) means a stylized rafter set out from a gable, usually pierced with jig-sawn design. Used especially on Gothic Revival houses.

Bay means a structural set, composed of columns and beams or piers and vaults; it is one of a group of such sets. Each added unit makes another bay. A projection from an exterior wall which rests on its foundation and creates space within.

Belt Course means a band or strip of building material or molding such as bricks, wood, or stone around a building, or along the length of the facade.

Billboards mean outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person or business on whose property the sign is located, posted for a fee by the owner of the sign framework.

Board-and-Batten means vertical siding composed of wide boards that do not overlap and narrow strips (battens) nailed over the spaces between the boards.

Bracket means a structural support attached to a wall and bolted to or bearing thereon. Often used as decorative feature connecting an overhanging cornice to the frieze board. Consoles and modillions are brackets in Classical architecture.

Capital means the crowning element of a column, pilaster or pier.

Casement Windows means a window which opens inward or outward from hinges to the side of the frame.

Clapboard means a narrow board thicker on one edge to facilitate overlapping; applied horizontally to form a weatherproof, exterior wall surface.

Column means an architectural support of definite proportions, usually cylindrical in shape, with shaft, capital and sometimes, a base. May be free-standing or attached to a wall. See pilaster.

Cornice means (1) the topmost part of the entablature in classical architecture; (2) any projecting horizontal molding which crowns an exterior elevation, sometimes a window or door; or a molding used internally at the junction of wall and ceiling.

Cresting means an ornamental decoration along the ridge of a building often of wood or iron work.

Cupola means a small dome and the shaft that supports it, which sits on top of the building.

Dentils means a small square block used in a series for ornamentation in Ionic and Corinthian cornices. A dentil course is a series of dentils.

Dormer means a shed, single gable or single hipped roofed structure rising from a slope of the roof; usually pierced by a window.

Double-Hung Window means a two part window with an outside sash that slides down and an inside one that goes up. The movement of the sash is usually controlled by chains or cords on pulleys with a sash weight.

Double-Faced Sign means any sign designed to be viewed from two directions and on which two faces of the sign are either parallel or the angle between them is 30 degrees or less.

Eave Returns means continuation of the cornice part way across a gable.

Eaves means the lower edge of a sloping or gable roof: the line of the rafters beyond the supporting wall.

Elephantine Posts means tapered (smaller at the top) posts, typically used as a supporting porch member on a Bungalow style residence.

Entablature in classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave (below), frieze and cornice (above). The proportion and detailing are different from each other and strictly prescribed.

Facade means the front or face of a building; the entire aspect of the side of the building.

Fanlight means radiating panes within a semicircular glazed opening, usually over an entrance.

Finial means the carved or molded ornament crowning a gable, gatepost, pinnacle, spire or other roof point.

Frieze means the middle division of an entablature, sometimes decorated with sculptural relief. A board parallel and butting a cornice.

Gable means the triangular upper portion of an end wall under a peaked roof.

Gabled Roof means a roof which slopes from both sides of a ridge.

Gambrel Roof means a double pitched gabled roof.

Gothic Window means a window topped with a pointed arch.

Hipped Roof means a roof with slopes on all four sides, continuous from peak to eaves.

Lights means the panes of glass in a window. Double-hung windows are designated by the number of lights in the upper and lower sash.

Lintel means a horizontal structural beam resting on two separate posts, often bridging an opening such as a door or window.

Mansard Roof means a steep, dual pitched hipped roof allowing a tall attic space; frequently used to add an upper story.

Modillion means an ornamental, horizontal, block or bracket under a projecting cornice.

Oculus means a round or oval window without tracery or muntins.

Oriel means a unit projecting from a wall and carried on brackets, corbels or a cantilever. Unlike a bay, the projection of an oriel does not extend to the foundation.

Palladian Window means a three part window with a central, top arched portion and rectangular windows on both sides.

Pediment means the triangular space in the gable of a ridged roof or any similar area above porticoes, doors, windows, etc.

Pendant means a hanging ornament on eaves, ceilings, and soffits often at the end of a gable roof.

Pilaster means a rectangular column or shallow engaged pier projecting only slightly from a wall; in Classical architecture it follows the height and width of a related column, with similar base and capital.

Pitch means the amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as 1 in 3.

Porch means a roofed space outside the main walls of the building; a covered entrance for a building, having a projecting roof supported by columns, posts or enclosing walls. See recessed porch.

Quoins means units of stone, brick or wooden block that are used decoratively to accent the corners of a building. Derived from the French coin or coign (corner).

Sash means the framework of stiles and rails in which the panes or lights of a window are set.

Segmental Arched Opening means a slightly curved arch shape, flatter than a semi- circular arch shape, but not flat.

Shed Roof means a single plane sloping roof.

Shiplap means a beveled jointing of two boards to form a weather-resisting outside wall surface.

Sidelight means a window flanking a door, usually placed on each side, occasionally found on one side of the door. It is frequently narrow and may be the same height as the door.

Sill means the bottom member of a window or door frame. The mating of a foundation with the above structure.

Spindles means round turned balusters.

Tracery means delicate intersecting lines of muntins or glazing bars that form ornamental designs in a window.

Transom means a small window over a door or window usually hinged or pivoted, used for ventilation and decoration.

Verandah means a roofed, open gallery or balcony extending along the outside of a building and which is designed for outdoor living in hot weather.

5.13 Secretary of the Interior Standards for Rehabilitation

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards for Rehabilitation are as follows:

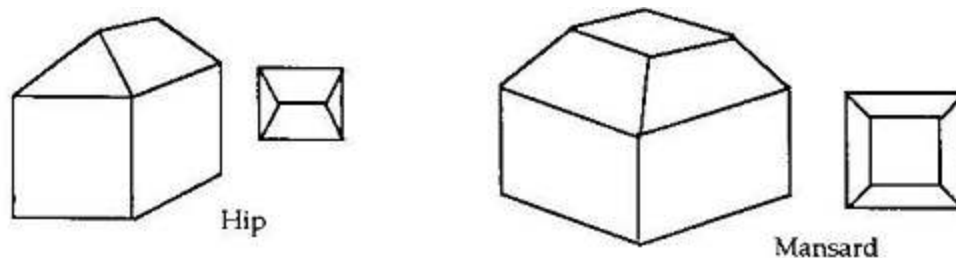
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5.14 Guidelines for Roofs

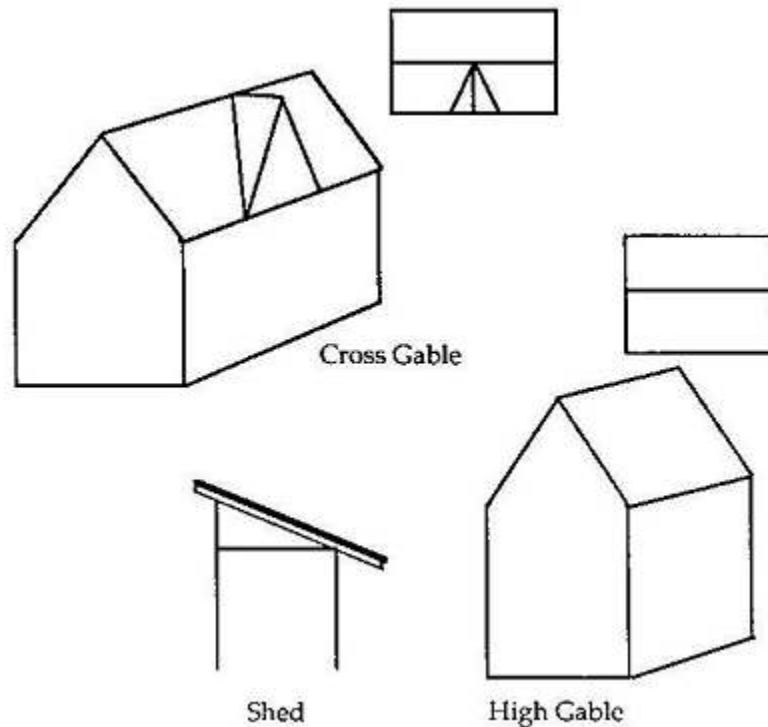
The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.

5.14.1 Guidelines for Historic Buildings

Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street and in such a manner that no damage is done to any character defining features of the building. (*Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6)*)

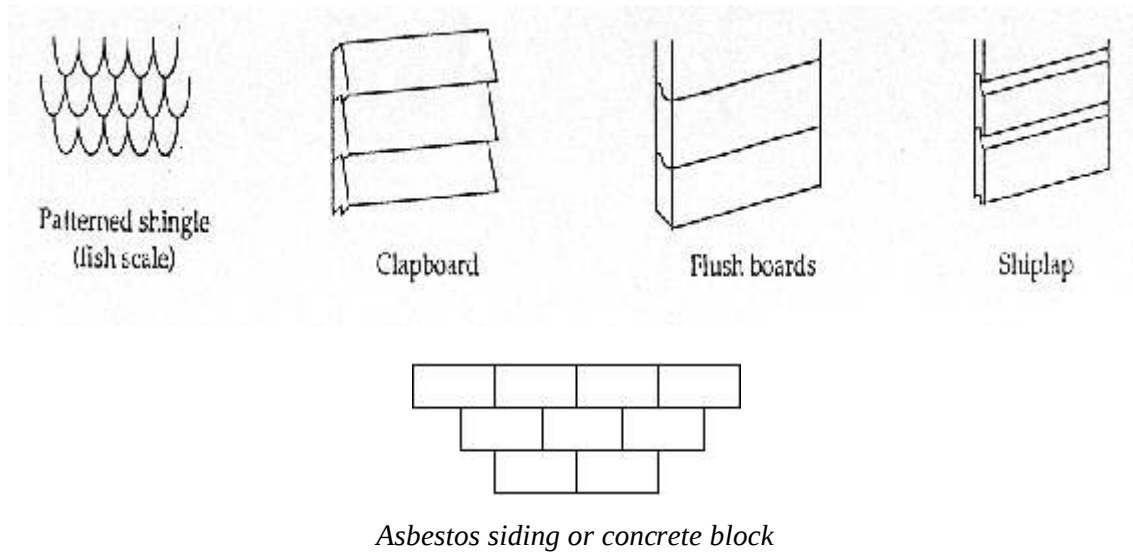
**5.14.2 Guidelines for New Construction**

Contemporary roofing materials are available in a wide variety of sizes, materials, colors and designs. The type of building: commercial, residential or accessory to residential is a major factor in determining the appropriate roofing material to use. Today's requirements for fire safety must not be overlooked. Fiberglass matt composition and fire retardant treated sawn/milled wood shingles are the preferred materials for use within the district. Mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building design.



5.15 Guidelines for Exterior Siding Materials

The exterior siding materials found in the district include the full range of materials used in the 19th to mid 20th centuries. The most typical is a horizontal wood siding. Generally a horizontal “drop” (shiplap) or clapboard was used. It was not uncommon for milled shingles to be utilized to accent gable ends or other similar portions of a structure. Often these shingles were decorative in nature having sculptured ends so that a variety of textural effects could be achieved. The entire structure was never covered with shingles. Mid-century houses used wide shakes and asbestos shingles. A few residences utilized brick, stone, concrete block or stucco. Other exterior sidings include vertical board and batten and corrugated sheet or standing seam metal. These were typically used on outbuildings. Brick, cut stone and rubble stone masonry and/or combinations were used primarily on commercial buildings. Historically, buildings in the district were painted, often in several colors - they were not stained or left “natural”. The colors varied and often several colors were used on the same building to highlight the architectural design. Currently, there are paints as well as opaque stains available for exterior finishes. The HRC can provide assistance to owners wishing more information regarding paint and/or stain colors.



5.15.1 Guidelines for Historic Buildings

The original exterior siding material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. The use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings. (*Standard Number: 6,2*)

When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (*Standard Number: 7*)

5.15.2 Guidelines for New Construction

New construction within the district needs to be compatible with the historic styles present. The type of building, i.e. residential, outbuilding, or commercial, is a major factor in deciding on an appropriate siding material. Authentic materials such as wood shiplap or clapboard siding are strongly encouraged. Contemporary materials such as masonite or seamless steel are acceptable when sensitively utilized and properly designed and applied. The use of vinyl siding is highly discouraged. (*Standard Number: 6*)

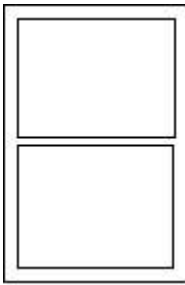
5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. A basic design characteristic of these styles are symmetrically placed, vertically

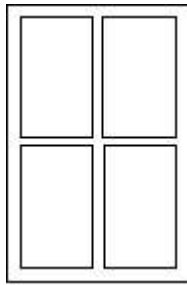
proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

5.16.1 Guidelines for Historic Buildings

Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained glass windows into openings which did not historically have stained glass is discouraged. (*Standard Number: 2, 6*)



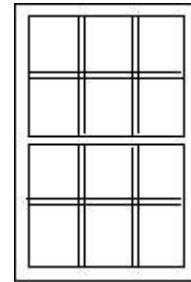
One over One



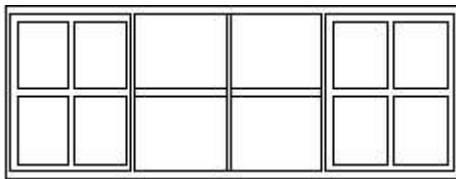
Two over Two



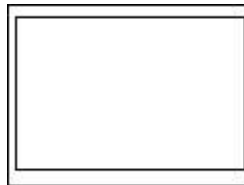
Two over Two
(Ranch)



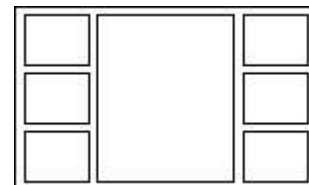
Six over Six



Multi-pane window (Ranch)



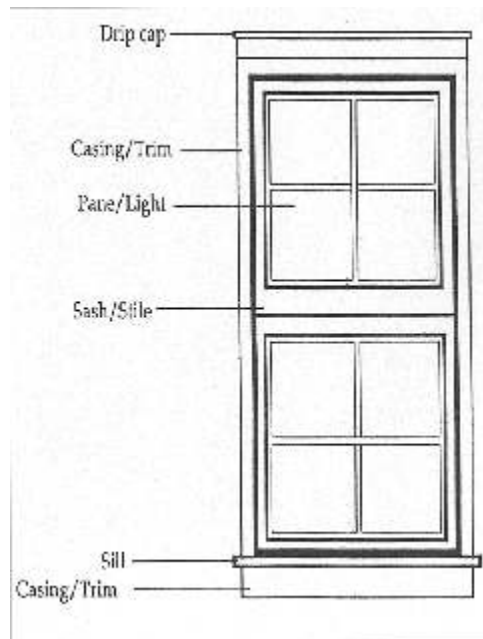
Single pane picture
window (Ranch)



Multi-pane picture
window (Ranch)

5.16.2 Guidelines for New Construction

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th or early 20th century designs should emulate one of the 19th or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those era (c. 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.



5.17 Guidelines for Doors

Doors are an important design element of any building. Their location and style contributes to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a building. They are generally constructed of high quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.

5.17.1 Guidelines for Historic Doors

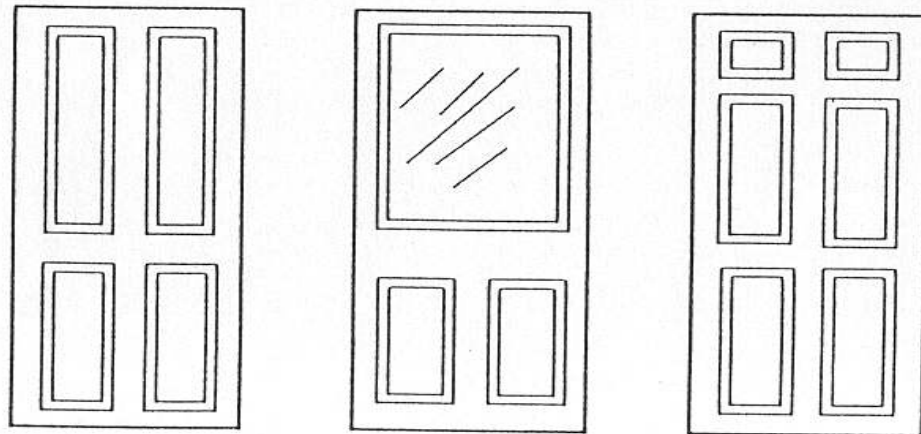
Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (*Standard Number: 2, 3, 5, 6*)

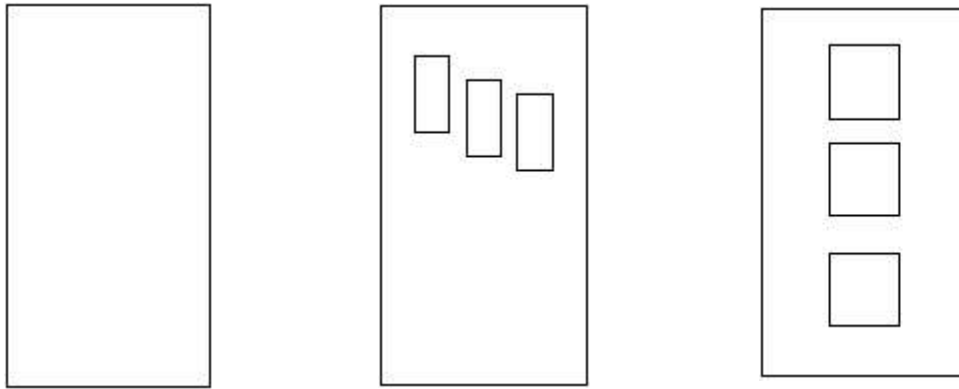
5.17.2 Guidelines of New Doors in Historic Buildings

The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (*Standard Number: 2, 3, 5, 6, 9, 10*)

5.17.3 Guidelines for Doors in New Construction

The overall style of the new building will determine the appropriate design characteristics of the doors to be used. Doors and entries make a strong design statement for any building. Balance, proportion, rhythm, scale and emphasis must all be considered when determining the style and design of doors. The use of highly ornamented and/or carved wood doors is discouraged. Likewise entry sidelights and/or transom windows should be simple in design.





Ranch Style Doors

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.

5.18.1 Guidelines for Historic Buildings

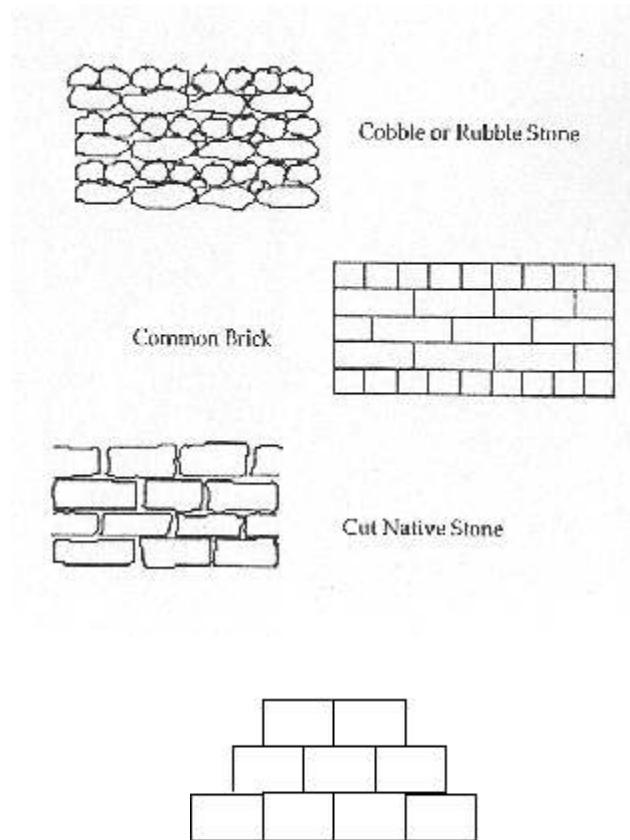
The original masonry material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. Often repointing the original masonry elements is all that is necessary. When repointing, it is imperative to determine the composition of the original mortar. Repointing historic masonry with a contemporary mortar mix containing Portland cement can cause severe damage to the building. Repointing should be accomplished with a mortar that matches the original in color, composition and strength. (*Standard Number: 6, 2*)

NOTE: When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (Secretary of Interior Standard Number: 7)

5.18.2 Guidelines for New Construction

In contemporary construction, brick or stone is used as a veneer over a wood frame, concrete block or a poured concrete structural frame. When using brick, a wire cut standard red brick with a flush tooled joint is strongly recommended. When using stone, the size, shape, color, texture and style of laying should replicate the

visual qualities found in historic construction where the stone composed the major structural element of the building. The use of “culture stone” or other artificial materials is discouraged.



Concrete Block (Ranch-house body)

5.19 Guidelines for Porches

Porches constitute a significant architectural feature of any building; they are a character defining design feature. The placement, style, scale, massing and trim detail of porches in Carson City reflect a wide range of architectural styles. Because of their architectural impact porches are of particular concern in the Historic District. A porch of inappropriate scale, placement and/or design, added to a historic building which did not have a porch originally, can be particularly detrimental to the historic integrity of the building and the character of the district as a whole. Conversely porches can be effectively utilized as a building feature in new construction to create a contemporary architectural design compatible with the Historic District's character.

5.19.1 Guidelines for Historic Buildings

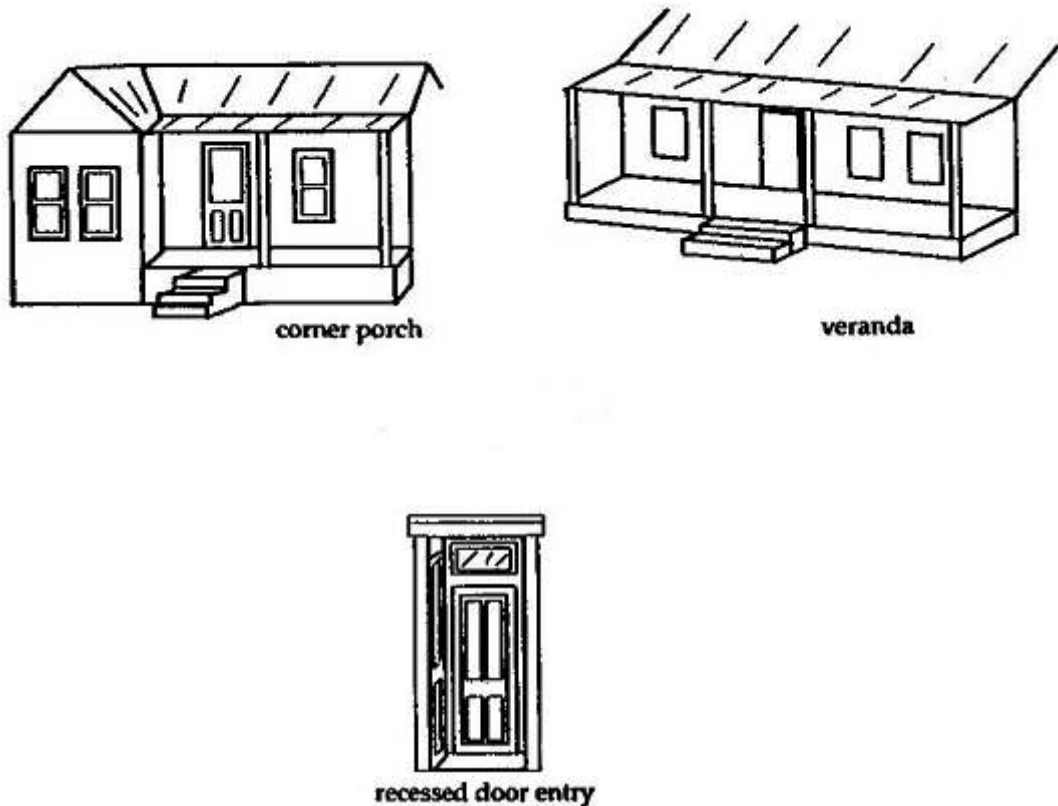
A porch that is part of the original design of a historic building shall be maintained in its original configuration, design, style and detailing if at all possible. If suitable documentary evidence can be presented which demonstrates the original existence of a porch which no longer exists, the porch may be reconstructed to match the

original as best as possible. If a porch cannot be demonstrated to have originally existed on the building, a porch may be added with the condition that the configuration, design, style and detailing are suitable and compatible with the architectural style of the building and does not adversely impact the historic integrity of the building. Any new additions to the building shall be performed in such a manner that if removed in the future the original building will not be adversely affected. (*Standard Number: 2, 3, 4, 5, 6, 9, 10*)

5.19.2 Guidelines for New Construction

New construction in the district shall be encouraged to utilize porches as suitable character defining architectural elements. The configuration, design, style and detailing of the porch needs to be suitable and compatible with the architectural style of the building and the buildings in the immediate vicinity. Porches shall not be approved when their design would adversely affect other buildings in the immediate vicinity or the district as a whole, or where the design is obviously incongruous with the building.

NOTE: The roof style and slope are critical design elements of a porch. Careful attention to these elements is necessary in both historic and new buildings with porches.

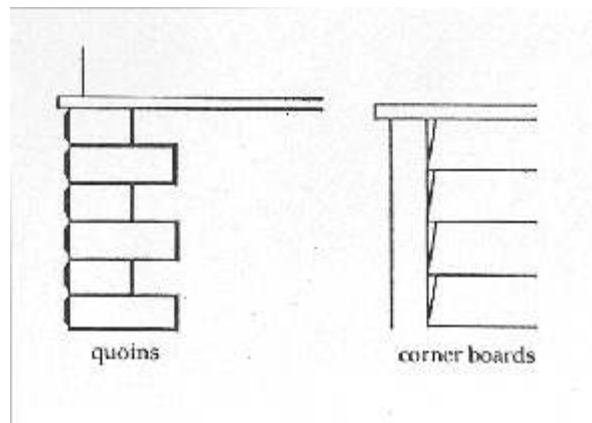


5.20 Guidelines for Exterior Trim Details

Although often perceived to be insignificant or frivolous, trim details play a very important part of defining a building's character. Designs for new buildings as well as additions and/or alterations to historic buildings should incorporate the appropriate trim details. The detailing can act to harmonize a building with its neighbor or tie a new addition to the original. Within the architectural styles represented in the district the following exterior trim details can be identified:

Brackets
Boxed Cornice with eave returns
Decorated cornice
Decorated bargeboards
Quoins

Corner Boards
Spindle/Spool millwork
Pediments
Dentils
Columns

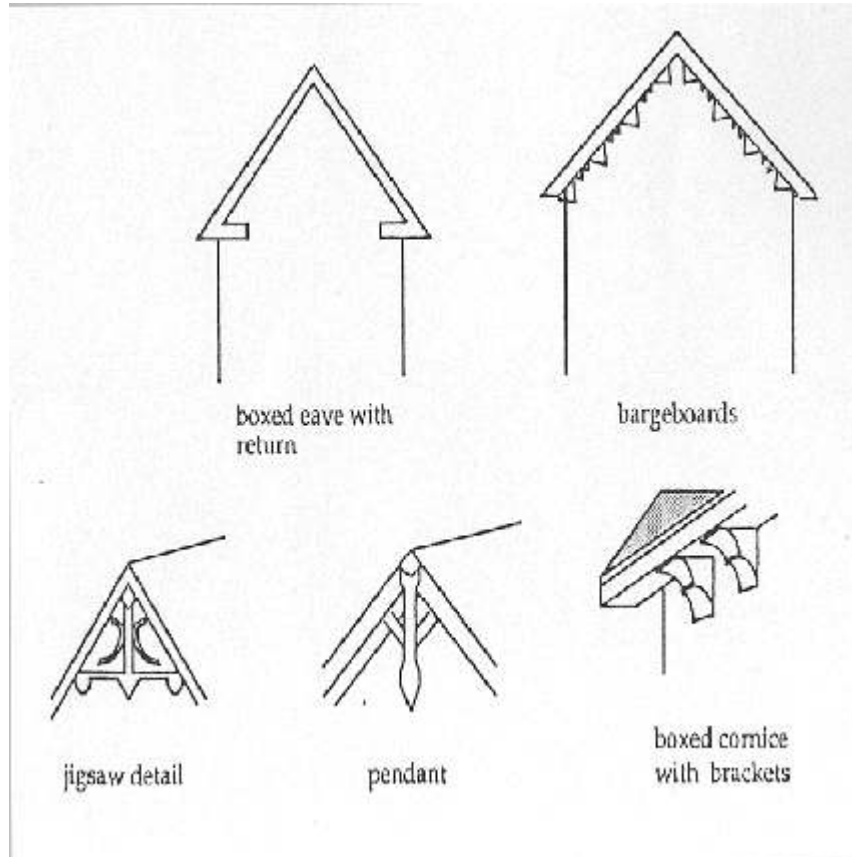


5.20.1 Guidelines for Historic Buildings

Original trim elements should be retained and repaired when at all possible. Trim that is inconsistent with the original building style and design shall not be added. (*Standard Number: 2, 3, 5, 6*)

5.20.2 Guidelines for New Construction

Trim details need to be given careful and thorough consideration in any new building design. They represent a design opportunity for establishing the compatibility of a new building within the context of the district. (*Standard Number: 9, 10*)



5.21 Guidelines for Additional Architectural Features

In review of the distinctive architectural features of the styles represented in the district, the following additional architectural features are exhibited. Designs for new buildings as well as additions or alterations to historic buildings can effectively incorporate one or more of the following design elements.

5.21.1 Dormers

Dormers can be a very cost effective method of increasing the usable floor space of a building. Often historic buildings are modified by the addition of dormers. Care must be taken when adding dormers to historic buildings that the scale, massing and proportion of the building is not disrupted. In new construction dormers can play a very effective role in harmonizing the contemporary building design with the existing historic styles. (*Standard Number: 2, 3, 5, 9, 10*)

5.21.2 Transom Windows

Transom windows over doors, particularly front entry doors, are a common feature of historic buildings in the district. (*Standard Number: 2, 3, 5, 9, 10*)

5.21.3 Bay Windows

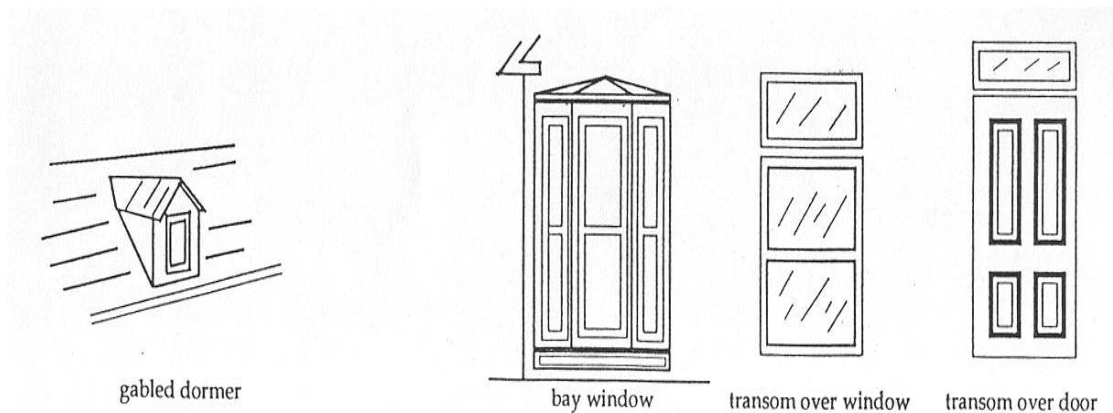
Bay windows are often a character defining element of a building. As an exterior feature they can often provide a focal component of the design. Proportion, rhythm, scale, symmetry and emphasis are important considerations in the design and placement of a bay window. (*Standard Number: 2, 3, 5, 9, 10*)

5.21.4 Recessed Door Entries

Recessed door entries are often found in the district. In new construction recessed entries can play a very effective role in harmonizing the contemporary building design with existing historic styles. (*Standard Number: 2, 3, 5, 9, 10*)

5.21.5 Barrier-Free Handicapped Access

The accommodation of ramps, elevators, lifts and other building elements designed to allow handicapped access can be a difficult design problem. Scale, massing, proportion, detailing and balance all need to be carefully considered. (*Standard Number: 2, 9, 10*)



5.22 Guidelines for Exterior Lighting

Exterior lighting in the district is characterized by public fixtures illuminating common areas and private fixtures illuminating signs, yards and buildings. Historically, exterior lighting was generally restricted to illuminating entry and porch areas. Contemporary attitudes have expanded the desire for exterior lighting, and modern technology has provided the ready availability and relatively low cost.

The design of exterior lighting involves two elements: the fixture and the illumination pattern produced by the fixture. Both elements need to be considered carefully in the review of any application. The illumination pattern should be functional, but not intrusive on neighbors. New fixtures which provide outdoor flood lighting shall be placed so that they are hidden from view during daylight hours.

5.22.1 Guidelines for Historic Buildings

The addition of light fixtures and illuminating patterns to historic properties shall be undertaken with sensitivity to the property and its neighbors. Original lighting fixtures and illuminating patterns shall be retained when at all possible. (*Standard Number: 2, 3, 5, 6*)

5.22.2 Guidelines for New Construction

Exterior lighting in new construction needs to be sensitively designed. Lighting fixtures should reflect the style and design of the new building. The illumination pattern of the lighting should not intrude, but should compliment the building and its environs. (*Standard Number: 9, 10*)

5.23 Guidelines for Signs

Signs in the Historic District are governed by both this Division and Division 4 of the Development Standards. Signage in the Historic District is generally concerned with the conversion of original residential buildings to light office use or with new buildings which have been constructed as commercial buildings in a style compatible with the basic residential nature of the district.

All signs must have an appearance, color, size, texture and design which conforms to the sign codes and to the historic character of the district. Signs should also closely match stylistically with the architectural style of the building. Additionally, the location and/or method of attachment of the sign will be considered. The HRC will review all sign applications within the context of the building and the location in the district.

NOTE: Any sign placed in the district must meet the standards of Division 4 and be approved by the HRC.

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

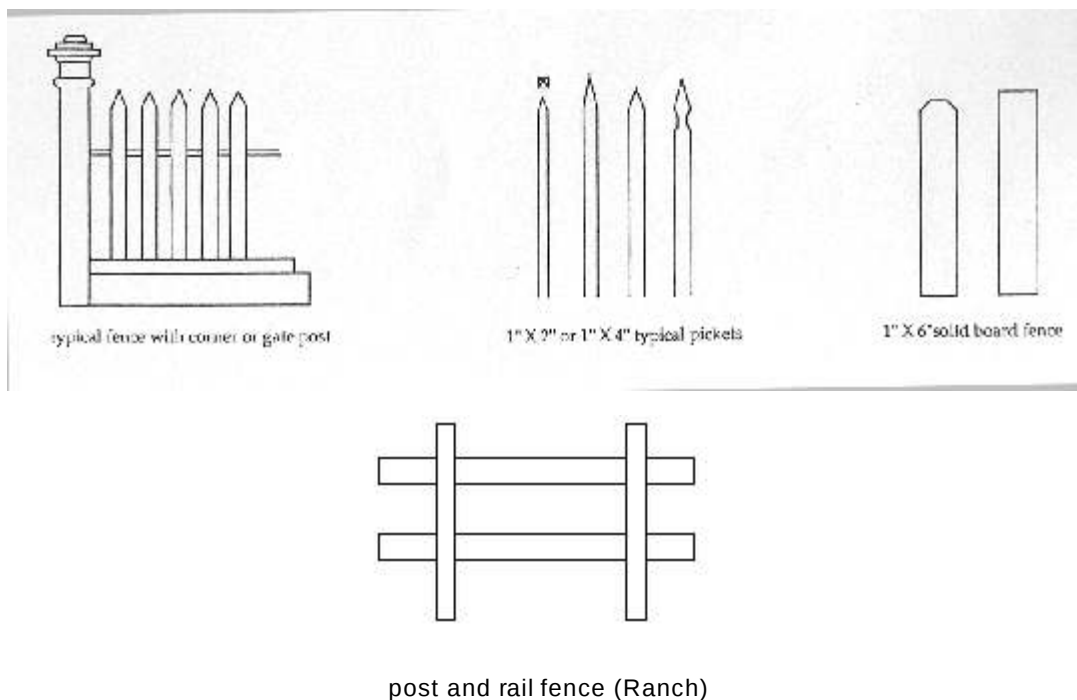
to the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

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*)



5.25 Guidelines for Landscape Elements

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front

yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.

5.25.1 Guidelines for Historic Properties

Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (*Standards Number: 2, 3, 4, 5, 9*)

5.25.2 Guidelines for New Construction

New construction in the district should include landscape elements which reflect the scale, rhythm, texture, material, color, style and visual qualities of the historic landscape present. (*Standard Number: 9, 10*)

5.25.3 Parking Areas

The construction of parking areas in association with commercial development in the district often presents a difficult design task. They need to be designed and located in such a manner that their effect on the district's environs is minimized. They also need to be landscaped with appropriate plant material to provide a visual screen and to soften their impact on the site.

5.25.4 Satellite Dish Antennas

Satellite dish antennas are an inherently intrusive and incongruous landscape feature in the Historic District. The size, color, texture and location of the dish all contribute to its impact. Dishes shall be placed in the least visible location on the property. A screen of plant material and/or fencing shall also be provided to lessen the visual impact of the installation.

5.25.5 Sidewalks

See Carson City Municipal Code (CCMC), Development Standards, Division 12.12, Sidewalks, Curb and Gutter, Driveway Approaches, Curb-Cuts, Alleys and Bikeways.

5.25.6 Landscaping and Trees

See CCMC Development Standards Division 3, Landscaping.

5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City Historic Resources Commission (HRC) is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building, or buildings in the immediate vicinity, or the district shall not be approved. (*Standard Number: 9, 10*)

5.26.2 Guidelines for Additional to Non-historic Buildings

Additions to non-historic buildings in the district will be treated in the same manner as additions to historic buildings, except that maintaining original building fabric will not be a consideration.

5.27 Guidelines for New Construction

New construction which is appropriately designed is encouraged by the Carson City Historic Resources Commission (HRC). The Historic District should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved. The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing

The overall size and height of the new building should be consistent with the surrounding buildings.

5.27.2 Shape

The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and harmonious with others in the environs.

5.27.3 Setback

The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform with CCMC Development Standards, Division 1, Land Use and Site Design.

5.27.4 Site Elements

When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.

5.27.5 Materials

Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

5.27.6 Windows and Doors

The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs.

5.27.7 Details and Other Elements

Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use "ginger bread". Seek to design the new building so that the trim and architectural details compliment the existing buildings in the area.

5.27.8 Floor Elevations

The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance level.

NOTE: It is suggested that each design element outlined in this document be individually reviewed for more specific information.

5.28 Resources

For further information on Carson City's historic architecture, architectural styles, or rehabilitation sources and techniques, the following resources are recommended. The Division of Planning and Community Development has a small resource library concerning historic architecture and rehabilitation practices; these resources are available for use by the public within the office and are starred (***) below.

For additional information, contact the State Historic Preservation Office, 100 North Stewart Street, Carson City, NV 89701, (775) 684-3448. www.nevadaculture.org

Carson City Architecture

Carson City Historic Resources Inventory. 1980, updated 1988. Prepared by Historic Environment Consultants, Sacramento, CA and updated by Rainshadow Associates, Carson City, NV ***

Cultural Resources of Carson City National Register nomination. Prepared by Patricia Lawrence-Dietz for Carson City, 1980. ***

Stewart Institute, Carson Indian School National Register nomination. 1982. Prepared by Kent L. Seavey for the Inter-Tribal Council of Nevada. ***

Historic American Building Survey of Carson City.
National Park Service, Washington, D.C., 1972.

Architectural Styles

Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945.* American Association for State and Local History, Nashville, 1981.

Foley, Mary Mix. *The American House.* Harper and Row, New York, 1979.

Gottfried, Herbert, Jennings, Jan. *American Vernacular Design 1870-1940: An Illustrated Glossary.* VNR Company, New York, 1985.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf., Inc. New York, 1984. ***

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. MIT Press, Cambridge, Mass., 1969. ***

Rehabilitation

Grow, Lawrence. *The Fifth Old House Catalogue*. The Main Street Press, Pittstown, New Jersey, 1986. ***

National Park Service. *Preservation Briefs*. U.S. Government Printing Office. Washington, D.C., 1979-present.
www.cr.nps.gov/hps/tps/index.htm

National Park Service. *Respectful Rehabilitation: Answers to Your Questions About Old Buildings*. The Preservation Press, Washington, D.C., 1982. ***
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National Park Service. *The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. U.S. Department of the Interior, Washington, D.C., 1983.
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Oakland, California Planning Department. *Rehab Right*. City of Oakland, California, 1980. ***
The Old House Journal. 1976 through the present.
www.oldhousejournal.com

Association for Preservation Technology International (APT)
www.apti.org

