

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
NOVEMBER 12, 2010**

AGENDA ITEM: F-4

FILE NO: HRC-10-102

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

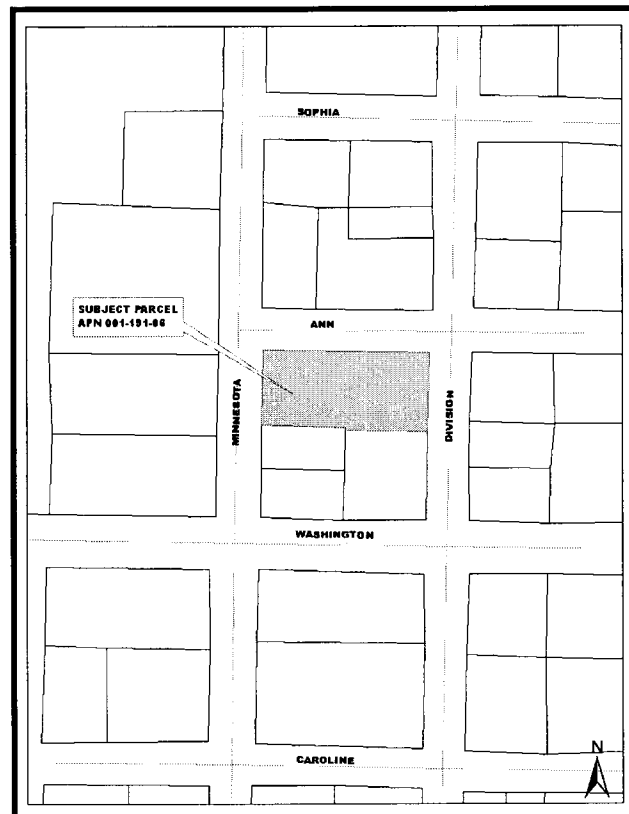
REQUEST: To allow the demolition of the existing single family residence, carriage house and sheds and the proposed development plan of a new eight unit apartment complex (2-four plexes) on property zoned Residential Office (RO).

APPLICANT: Al Salzano, Architect

OWNER: Herman Bauer

LOCATION/APN: 812 North Division Street / 001-191-06

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-102, a request from Al Salzano, to allow the demolition of the existing single family residence (carriage house and sheds) and the proposed development plan of a new eight plex multi family apartment project on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Demolition of a historic place or cultural resource may begin only after approval by the HRC and issuance of other necessary approvals for a replacement building or site improvement.
7. The applicant will be required to provide detailed photographic documentation of the existing structure to the Planning Division for proper documentation of the structure proposed for demolition.
8. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)
9. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
10. As a part of a complete submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way.
11. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual

area and height.

12. A complete Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures.
13. Please submit the demolition plans as a part of the submittal for the new multi-family dwelling units.
14. The proposed project shall meet the conditions of approval for AB-10-038.
15. The proposed project shall comply with the CCMC Development Standards 1.18 Residential Development Standards in Non-Residential Districts.
16. The proposed use (Multi Family Apartment) requires a Major Project Review and a Special Use Permit approval.

LEGAL REQUIREMENTS: CCMC 18.05.015 (Procedure for Proposed Project) and 18.05.075 (Demolition of a Historic Place or Cultural Resource in the Historic District).

MASTER PLAN DESIGNATION: Mixed Use Residential

ZONING: Residential Office

DISCUSSION:

Per the information provided in the survey completed in 1998 by Anita Ernst Watson, the one-story vernacular structure was erected on the north half of the block under the ownership of Mr. Shubael T. and Cecelia Swift sometime after 1869. Mr. and Mrs. Swift purchased the entire block. The house erected was a small wooden square structure with a gable roof. Over the years there have been alterations to the existing single family dwelling unit, more noticeable on the northwestern portion of the structure. After several ownership changes the property was purchased in 1935 by Arnold Lee Gillie, who was a mechanic and the property remained in the Gillie Family until it was sold in late 2009 to the current owner Herman Bauer.

Per the information provide by the project architect, the existing single family residence is not quite a public safety hazard, it is in run-down condition and has been unoccupied for years. The existing carriage house and sheds however, are a public safety hazard and are near collapse.

The applicant is proposing to demolish the existing single family residence and construct two-two story four plex apartment buildings, totaling eight units and carports. The existing carriage house and sheds are also proposed for demolition.

The demolition of a Historic Place or Cultural Resource in the Historic District is subject to the following criteria, noted in the Carson City Municipal Code 18.06.075:

1. Any application for demolition or removal of a cultural resource located in a Historic District shall be approved when the HRC finds that one (1) or more of the following conditions exist:
 - a. The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or

Per the information provide by the project architect, the existing single family residence is not quite a public safety hazard, it is in run-down condition and has been unoccupied for years. The existing carriage house and shed however, are a public safety hazard and are very near collapse. The architect of the proposed project will be on hand to address this issue.

- b. The cultural resource does not meet National Register significance criteria.

To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

Staff is not aware of if the existing single family dwelling unit is associated or made a significant contribution.

- Is associated with the lives of persons significant in our past (Criterion B).

The structure was evaluated in 1998 and the previous ownership was noted. The ownership is associated with the lives of persons significant to Carson City or Nevada's past.

- Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

The existing structure does not represent the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity. The single family dwelling unit was extensively renovated and altered in the past.

- Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

The existing structure has been in the Gillie Family for over 75 years. Mr. Gillie sold the property in 2009.

2. A site development plan has been submitted to, and approved by, the HRC. HRC shall recommend approval or shall endeavor to arrange a sale of the property, removal or some other alternative to demolition.

The applicant has provided a site development plan on October 25, 2010, for the review and approval for the HRC on November 12, 2010.

3. Demolition of a historic place or cultural resource may begin only after approval by the HRC and issuance of other necessary approvals for a replacement building or site improvement.

A condition of approval has been included in this staff report, noting the above requirement. The Planning Division staff will require the applicant to obtain the demolition permit/building permit for the new structure concurrently in addition to the required Right-of-Way Abandonment, Major Project Review and Special Use Permit.

4. Unless time is extended with the consent of the applicant, an application for demolition or removal shall be deemed recommended for approval if the HRC has failed to take action within sixty (60) days after official receipt by Planning and Community Development.

It is anticipated that action will be taken by the HRC on this item HRC-10-102 at the November 12, 2010 meeting.

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.

The proposed structures are more consistent with the existing larger structures in this block. The surrounding buildings are a mix of rental units, commercial buildings and single family welling units, which will create a similar situation as today, if the proposed new multi family dwelling units are approved.

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.

The overall shape of the proposed structures will be significantly different than the existing single family dwelling unit on site. There is however other structures in this city block that are two or more stories in size relative to shape.

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.

The setbacks of the proposed dwelling units will conform to the setbacks noted in the Development Standards.

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.

It is recommended to the applicant to 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 buildings on site.

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.

The proposed materials are intended to blend into the surroundings and not stand out. The applicant has provided a detailed set of plans for HRC review that include the specific detail of all materials proposed for the multi dwelling units. The applicant will have the architect available at the HRC meeting to address the materials proposed. The applicant has noted in the application provided, that the proposed materials for the project are all consistent with the Bungalow/Craftsman style.

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.

The ratio of the total surface area of openings to total wall surface is not excessive and very similar to the area of openings of others structures in close proximity.

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.

The existing structure is basic in its design. The architect has incorporated these basic design elements into the proposed multi family project which are consistent with the Bungalow/Craftsman style.

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.

Per the information provided by the architect, the main floor elevation is consistent with adjacent structures.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. No comments have been received in favor or in opposition of the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Demolition and construction must meet all requirements of the State of Nevada and Carson City. All off site frontage improvements must be constructed and all utilities must be properly abandoned and relocated as required in the conditions of approval for Right-of-Way Abandonment AB-10-038.

Building Division comments:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)
2. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. As a part of a complete submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate accessible route width (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. The reason is that a disabled person may not be able to hold a straight line with their wheelchair, and it may meander while navigating the accessible route.) (ICC/ANSI A117.1-2003 Section 4 03.5 & Table 403.5)
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The *Accessible Route / Exit Discharge Plan* shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('06 IBC 1007.2, 1023.6, & 1104.1)

4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height.
5. A complete Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('03 IBC 1802.2.7 #2)

With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-10-102 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of appropriate materials for the proposed multi family dwelling units if needed.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (HRC-10-102)
Building Division comments
Engineering Division comments

HRC - 10 - 102

ORIGINAL

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OCT 25 2010

CARSON CITY
PLANNING DIVISION

Carson City Planning Division

**Historical Resources
Commission Application**

**New Apartment Complex for Mr. Herman Bauer
812 N. Division Street
Carson City, Nevada**

October 25, 2010

SALZANO

ARCHITECT

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OCT 25 2010

CARSON CITY
 PLANNING DIVISION

FILE # HRC - - HRC - 10 - 102

**HISTORIC RESOURCES
 COMMISSION**

PROPERTY OWNER

Mr. Herman Bauer

MAILING ADDRESS, CITY, STATE, ZIP

P.O. Box 301, Vineburg, CA 95487

PHONE #

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E-MAIL ADDRESS

metric1@comcast.net

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Al Salzano, Architect

PHONE #

775-233-1984

MAILING ADDRESS, CITY, STATE ZIP

5935 Grass Valley Road, Reno, NV 89510

PHONE #

775-233-1984

FAX #

775-475-0796

E-MAIL ADDRESS ajsalzano@aol.com

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format) *e-mail*
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Felicity Green

Submission Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

01-191-06

Street Address

812 N. Division Street

ZIP Code

89703

Project's Master Plan Designation

Mixed Use Residential

Project's Current Zoning

RO (Residential Office)

Nearest Major Cross Street(s)

N. Division St. & W. Washington St.

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.

Demolition of existing single-family residence, carriage house, and shed for replacement with an 8-unit apartment complex. The new apartments are proposed to be two (2) two-story, 4-plex buildings in a Bungalow/Craftsman style to blend with the historical character of the area.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

Although it is an allowed use, Multi-Family housing projects in the 'RO' zoning require a Special Use Permit.

Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Demolition of the existing Single-Family residence, carriage house, and shed currently on the property is proposed.

All existing structures are in very poor condition and do not meet national register significance criteria.

Reason for project: To create an income producing investment and attractive Multi-Family project on the property, which is currently in very poor condition and has been vacant for years.

SUPPORTING DOCUMENTATION

Each application requires 12 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.

Herman Bauer

Owner's Signature

Herman C. Bauer

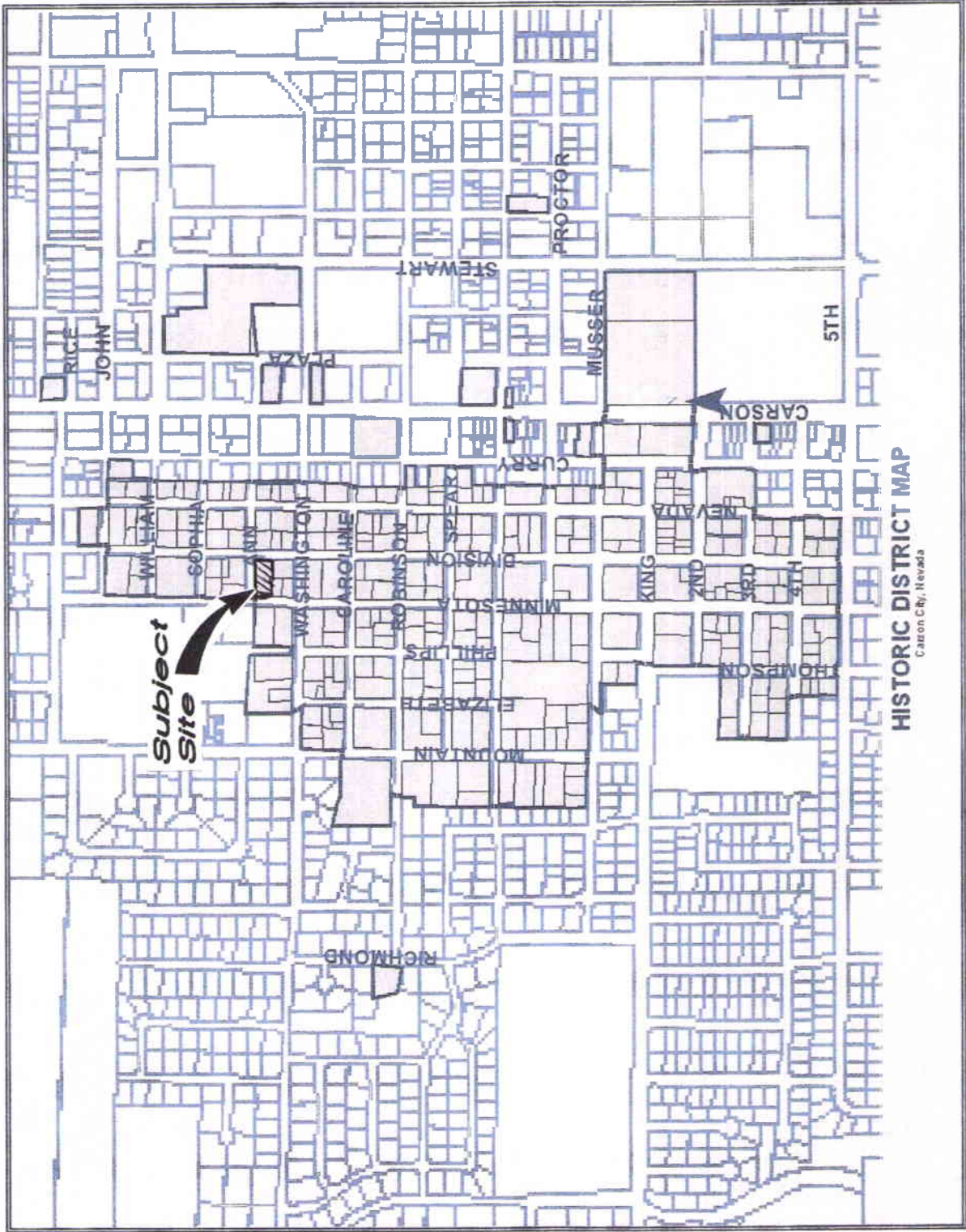
Owner's Printed Name

Al Salzano

Applicant's/Agent's Signature

Al Salzano, Architect

Applicant's/Agent's Printed Name



HRC = 10-102

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OCT 25 2010

CARSON CITY
PLANNING DIVISION



View South down Minnesota St. @ Ann St.



View from Ann St. looking S.E. across property toward existing structures



View from Ann St. looking at existing Carriage House & Shed



View from Ann St. near corner of Division St. looking S.W. at existing residence



View from corner of Division St. & Ann St. looking S.W. across property



View from Division St. looking West at existing residence

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME: Swift House
ADDRESS: 812 N. Division
LOCATION: South side W. Ann, between N. Minnesota and N. Division
CONSTRUCTION DATE: 1869 (assessor)

HISTORICAL BACKGROUND

Abe Curry sold this entire block in 1862, then portions of the property sold several times. In 1869, **Mr. Shubael T. and Mrs. Cecelia Swift**, both natives of New York, purchased the entire block. Swift listed his occupation variously as working in a hay-yard and as a miner. In 1878, Swift was Sheriff of Carson City. The house erected on the north half of the block during his ownership was a small square wooden structure with a gabled roof, that sits well back from the street. The modest home is surrounded by a large parcel comprised of four full lots

and half of two others.¹

In 1873 the house passed through the hands of **Henry Rice** and on to the Slingerland family. The property was purchased in the names of **Mrs. Mary Slingerland** and the children, **Charles and Susan**. **James S. Slingerland** was the senator representing Roop and Washoe Counties during the second session of the Legislature in 1866. He also served as President pro tempore of the Senate during that session. Slingerland was Lieutenant Governor, 1867-1871, and listed his occupation for the 1870 census as Lt. Governor and blacksmith. He was out of politics and working as an assistant weigher at the U. S. Mint in 1873 when the family bought this house.

As Lt. Governor, Slingerland was also *ex officio* warden of the state prison, and during his tenure the prison burned. Slingerland submitted a report about the May 1867 fire to the Legislature. He described the old kitchen as "nothing but a tinderbox built of stone." Enough of the prison was saved to continue housing the prisoner in what was known as the "Territorial Addition." Slingerland conveyed some of his philosophy regarding treatment of prisoners when he asserted, "I have not proposed to consume precious time in trying to make an unmitigated rascal an honest man." He noted that the prisoners were "all cleanly clothed and well fed, each one is dressed in prison uniform, made of woolen cloth with stripes black and white. They all labor faithfully each day in the prison yard."

In 1907 **Susan Evaline Slingerland**, "Eva", was living in the house, and working as a teacher. Eva sold the house in 1916 to **Mary Jane McCabe**, the widow of **Arthur M. McCabe**. The Slingerlands came back into possession of the property in 1923 when the property was transferred to **Corrine Slingerland** and **L. McCabe**.

In 1935 the home was purchased by **Arnold Lee Gillie**, who was a mechanic. It has remained in the Gillie family up to the present time.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1862, I. P. Harley; 1864, Jordan Harley & wife, James Allen;
1866, Albert F. White & Caroline

SOURCES:

Stewart Title; Carson City Directories; 1870 Ormsby County Census; Political History (107, 158); Thompson & West (547).

¹Town lots in nineteenth century towns, and Carson City was no exception, were generally small, about twenty-five feet wide. Several of the homes in this neighborhood, unlike those closer to the downtown section of the city, were set on spacious parcels encompassing one half of the block.

ZONING ORDINANCE

18.06.075 – Demolition of historic place or cultural resource in historic district.

Paragraph 1 of this section states “Any application for demolition of a cultural resource in a historic district shall be approved when the HRC finds that one (1) or more of the following conditions exist:

- a. The cultural resource is a hazard to public health or safety....
- b. The cultural resource does not meet national register significance criteria.

While the existing residence on the subject property is not quite a public safety hazard, it is in a run-down condition. The existing Carriage House and Shed are a public safety hazard, as both structures are very near collapse. Further, the existing residence does not meet national register significance criteria and is of no particular Architectural significance.

DESIGN GUIDELINES

Division 5

5.27 – Guidelines for new construction.

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. The following elements shall be individually assessed for their degree of appropriateness for each project:

5.27.1 Scale and Massing:

Although the proposed two-story apartments are taller than the existing single-story residence on the subject property, the scale and massing of the apartments will be consistent with other adjacent two-story structures in the area.

5.27.2 Shape:

The proposed apartments are designed in a Bungalow/Craftsman style with appropriate detailing, roof pitch, etc. for that style. Therefore, the overall shape of the proposed buildings will be consistent and harmonious with the neighborhood.

5.27.3 Setback:

All building setbacks conform with the development standards and are approximately of same as adjacent structures.

5.27.5 Materials:

All exterior materials proposed are consistent with the Bungalow/Craftsman style.

5.27.6 Windows and Doors:

Windows and doors proposed are consistent with the Bungalow/Craftsman style.

5.27.7 Details and Other Elements:

Trims and eave detailing, etc. proposed are consistent with the Bungalow/Craftsman style.

5.27.8 Floor Elevations:

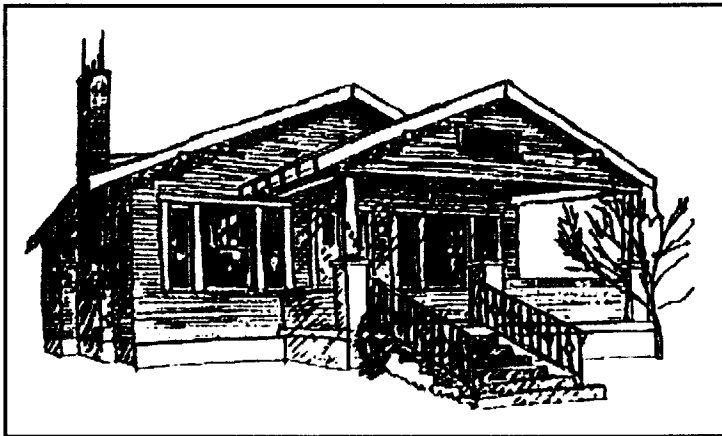
Main floor elevation proposed is consistent with adjacent structures. Further, it is difficult to provide an elevated main floor level and meet current Accessibility requirements for ground floor apartment units which are required to be accessible.

5.9 - Bungalow/Craftsman (circa 1905 to 1930).

Moving toward a modern lifestyle, the architects that popularized the Craftsman and Bungalow styles were among the first to emphasize comfort and convenience, concepts of human scale and sensible plans. Their designs helped shape a growing phenomenon of the time: the affordable small house for the middle class. The designs (in wood or brick) provided an easy to build, affordable house for the growing middle-class, who were moving to the suburban fringe of cities. The homes were also the first to include a detached garage.

The Craftsman style represented an independent western movement in American architecture. Its guiding force was the English Arts and Crafts movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution in favor of the beauty and "honesty" of traditional handcraftsmanship and natural materials. The Craftsman ideas were widely disseminated in the pages of the Craftsman magazine, published from 1901 to 1916 by the furniture maker and designer Gustave Stickley. The style was adapted for countless small houses and bungalows but found its most sophisticated expression in the work of Pasadena architects Greene and Greene. Craftsman details often included inglenooks, built-in wood cabinets, wood beam ceilings and large fireplaces.

The Bungalow is often affiliated with the Craftsman but also may be influenced by Japanese, chalet and period styles. The Bungalow is typically a snug 1.5 story home with wide overhanging roof, deep porch and simple interior with built-in cupboards. The interior floor plan differs little from prior architectural styles with floor plans divided into small distinct rooms. 1 exception was the inclusion of a plumbed bathroom. Other conveniences such as central heating, electricity and gas ranges were becoming standard during this period.



The Craftsman Bungalow was the dominant residential building style in the United States between 1905 and 1920. The house at 202 North Curry Street, illustrated above, is a typical example. Note the exposed rafter ends, the purlins decorating the gable end, the 3 part windows with four-lights-over-one-light and the typical front porch with typical elephantine posts on piers. Also, 502 West Spear Street is an excellent example of a brick Bungalow and is similar to the brick Bungalows prevalent in southwest Reno. Few examples of the style survive in Carson City.

5.9.1 Characteristic Elements of the Style.

| PLAN VIEW: | EXTERIOR SIDING: | WINDOWS: | ORNAMENTATION: |
|--------------------------------------|--|--|---|
| rectangular, square L-shaped masonry | wood shiplap, shingles | grouped in pairs or ribbons multi-pane over single, double-hung or fixed sash, decorative pane glass | stick work, dormers, extended rafter ends, eave braces and brackets, window boxes, balconies, bay windows, stone or large masonry exterior chimney, Oriental or flared roof line, exposed beams |
| HEIGHT: | ROOF: | ENTRANCE: | SPECIAL FEATURES |
| one or one and one-half story | low pitch, wide overhang eaves, hipped, front gable, cross-gable, side-gable | raised entry porches, porch columns or piers, baustrades | detached garage often in the same style as the house |

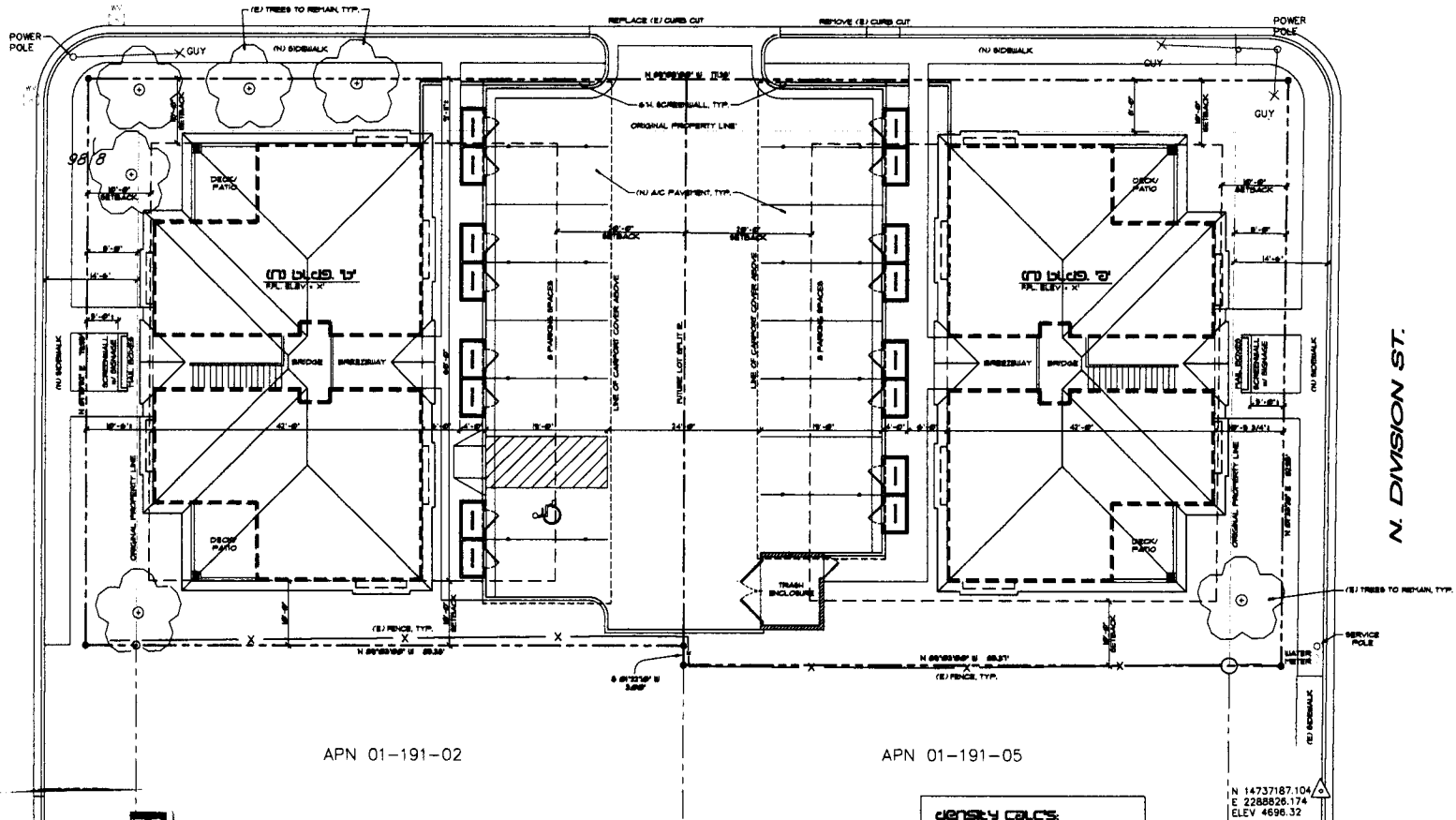
(Ord. 205-23 § 1 (part), 2005: Ord. 2001-23, Development Standards).

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 WWW.SALZANO.COM

W. ANN ST.

N. MINNESOTA ST.

N. DIVISION ST.



APN 01-191-02

APN 01-191-05

N 14737187.104
 E 2288826.174
 ELEV 4698.32

TOTAL LOT AREA APPROX. 16,730 SQFT.

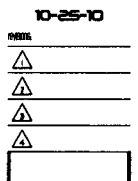
DENSITY CALCS:
 TOTAL LOT AREA (w/ ABANDONMENT) = 16,730 SF.
 8 DU TOTAL
 2-BEDROOM UNITS = 1 UNIT PER 1000 SF. MAX.
 8 X 1000 = 0.800 SF. < 16,730 SF.

OPEN SPACE CALCS:
 100 SF. OPEN SPACE PER DU
 8 DU TOTAL
 8 X 100 SF. = 800 SF. REQ'D.
 100 SF. PROVIDED
 (DOES NOT INCLUDE STREET SETBACKS)
 100 SF. PRIVATE OPEN SPACE PER DU
 100 SF. PATIO/DECK PROVIDED

PARKING CALCS:
 8 DU TOTAL
 2 PARKING SPACES PER DU
 8 X 2 = 16 PARKING SPACES REQ'D.
 16 PARKING SPACES PROVIDED
 (1 W/ CAP. ACCESSIBLE)



Preliminary Site Plan
 SCALE 1/8" = 1'-0"
 APN 01-191-06



new apartment complex
 802 N. DIVISION STREET
 CARSON CITY, NEVADA

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PRELIMINARY SITE PLAN

10/27

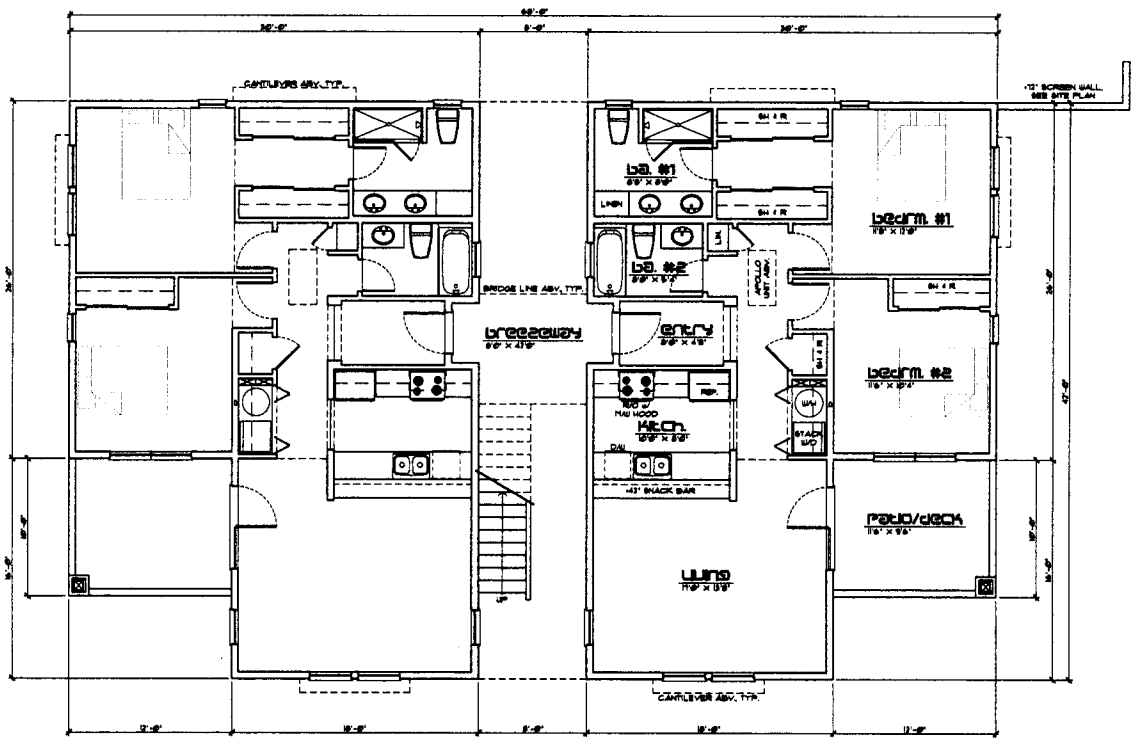
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GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

2-UNITS = 1,096 SQFT. EACH

TOTAL GROUND FLOOR AREA APPROX. 2,192 SQFT.

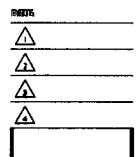
BREEZEWAY AREA APPROX. 355 SQFT.



SALZANO
ARCHITECT

5905 GROSS VALLEY ROAD
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775.298.1984 CELL
775.475.0796 FAX
S.SALZANO@GOLD.COM
WWW.S.SALZANO.COM

10-25-10



new apartment complex
MT. HERMAN VALLEY
812 N. DIVISION STREET
CARSON CITY, NEVADA

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**MAIN FLOOR
PLAN**

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A2.1

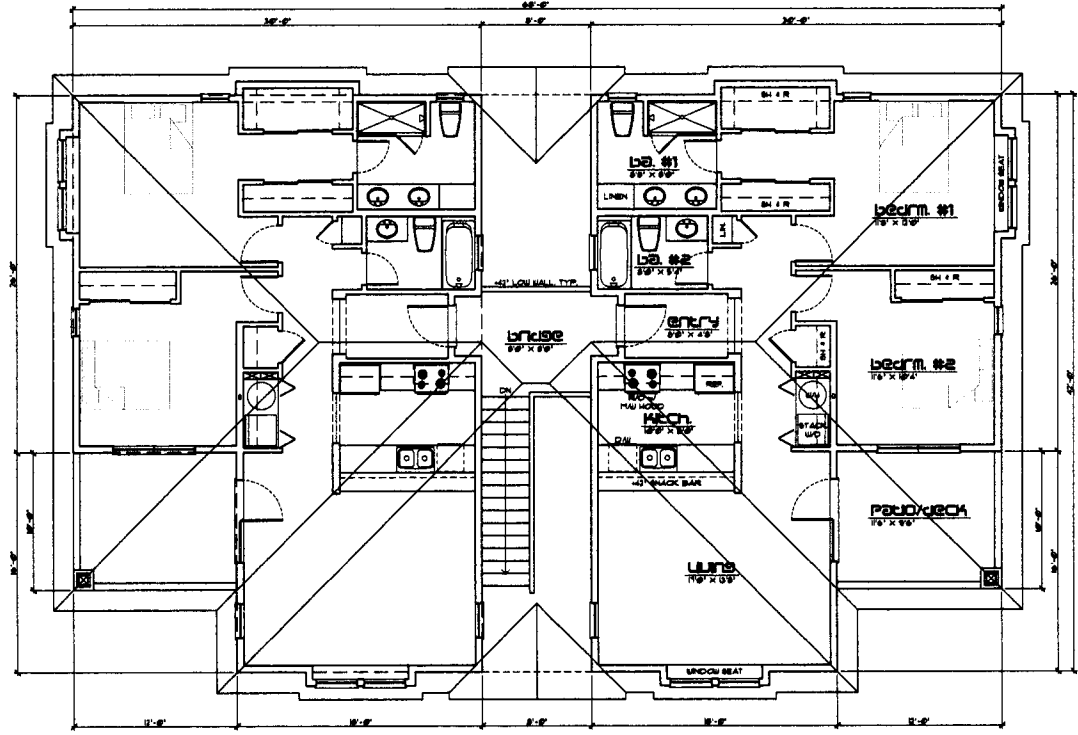
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 775.475.0796 FAX
 S.SALZANO @ GMAIL.COM
 WWW.SALZANO.COM



UPPER FLOOR PLAN
 SCALE 1/4" = 1'-0"
 2 UNITS @ 1069 SQFT. EACH
 TOTAL UPPER FLOOR AREA APPROX. 2137 SQFT.
 BRIDGE AREA APPROX. 81 SQFT.

- 10-25-10
- REVISIONS
- ▲
 - ▲
 - ▲
 - ▲

new apartment complex

BRASS VALLEY UNITS
 812 D. UNIVERSITY BLVD
 CARSON CITY, NV 89701

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BRASS VALLEY
 UPPER FLOOR
 PLAN

AS IS

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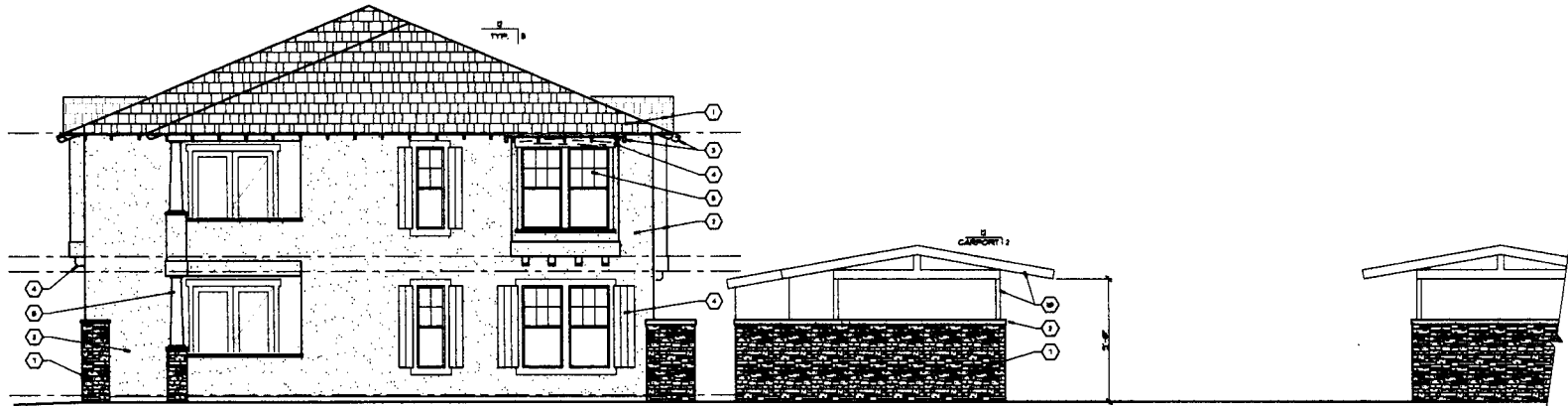
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Front Elevation
SCALE 1/4" = 1'-0"



Side Elevation
SCALE 1/4" = 1'-0"

- ELEVATION NOTES & EXTERIOR COLORS:**
- ① ANCHALIT ROOF SHINGLES
"CELEST" PRESIDENTIAL W/ 2" RIDGE
COLOR:
 - ② STUCCO BODY
"PARADY" ACRYLIC - SWIRL FINE FINISH
COLOR:
 - ③ WOOD RAFTER TAILE / BAYSIA
"ICI DELUX" FLAT ACRYLIC PAINT
COLOR:
 - ④ WOOD TRIMS, SHUTTERS / CORBELLS
"ICI DELUX" FLAT ACRYLIC PAINT
COLOR:
 - ⑤ VENT WINDOW COVERS
"FINCO" ARTISAN SERIES - SINGLE-HANG
6X6 PANES OVER ONE
 - ⑥ ENTRY DOOR
"BIRCHON" CRAFTSMAN STYLE
COLOR: NATURAL WOOD TONE
 - ⑦ STUCCO RIDGE LINERS
"ELCORADO" DIRTSTACK LEDGESTONE
COLOR:
 - ⑧ TAPERED COLUMNS
"ICI DELUX" FLAT ACRYLIC PAINT
COLOR:
 - ⑨ VENTS FLASHING / FLUES
COLOR: PAINT TO MATCH ROOF
 - ⑩ GARBOET COVERS
"PRE-FAB" PREFINISHED METAL
COLOR:

- STUCCO APPLICATION NOTES:**
1. APPLY 3 LAYERS 400 BLACK ANCHALIT PRESHIMATED PAPER OVER 1/2" PLYUD (USE GAP @ ALL EDGES).
 2. APPLY 1" X 3/8 GA. WIRE MESH.
 3. APPLY DIAMOND BALL PRESH STUCCO & ALLOW MIN 10 DAYS TO CURE.
 4. APPLY "PARADY" EXTERIOR STUCCO PER PANEL SPEC. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
 5. BEVEL ALL HORIZ SURFACES THAT RECEIVE STUCCO FINISH.
 6. PROVIDE CONTROL JOINTS AS REQD. BY "HANK SPEC." & USE SPACERS AS REQD. BY IBC SECTION 705.3.

SRALZANO
 ARCHITECT
 5285 BRASS VALLEY ROAD
 RENO, NEVADA 89510
 775.288.1994 (CELL)
 775.475.0796 (P&X)
 815.928.2810 @ BUILDOUT
 WWW.815.928.2810.COM

10-25-10
 REVIS
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 ▲
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new apartment complex
 THE HERMITAGE BUILDING
 812 O. LINCOLN STREET
 CARSON CITY, NEVADA

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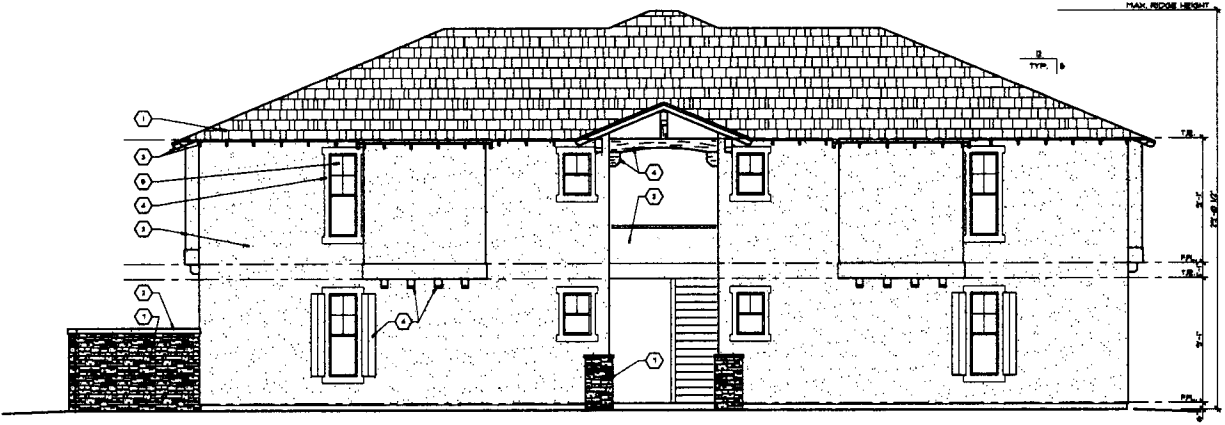
EXTERIOR
 ELEVATIONS

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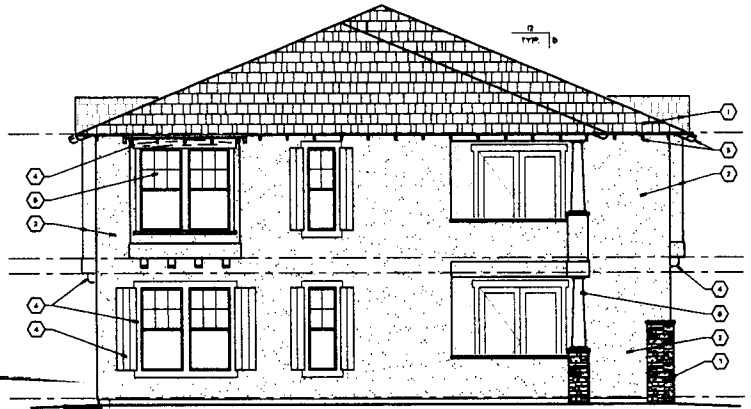
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rear elevation (parking)
SCALE 1/4" = 1'-0"



side elevation (south)
SCALE 1/4" = 1'-0"

- ELEVATION NOTES & EXTERIOR COLORS**
- ① ASPHALT ROOF SHINGLES
"CELOTEX" PRESIDENTIAL W/ T ROOF
COLOR
 - ② STUCCO BODY
PARDEC ACRYLIC - BURL FINE FINISH
COLOR
 - ③ WOOD SHUTTERS, TAIL & LEAVES
ICI DELUXE FLAT ACRYLIC PAINT
COLOR
 - ④ WOOD TRIM, SHUTTERS & CORNICES
ICI DELUXE FLAT ACRYLIC PAINT
COLOR
 - ⑤ VENT WINDOW (L) (R) (S)
"ARTICO" ARTISAN SERIES - SINGLE HANG
SIX PANE OVER ONE
 - ⑥ ENTRY DOOR
"SPRIGN" CRAFTSMAN STYLE
COLOR: NATURAL WOOD TONE
 - ⑦ STUCCO STONE LININGS
"BUCARADO" DIRT STACK, LEOSTONE
COLOR
 - ⑧ TAPERED COLUMN
ICI DELUXE FLAT ACRYLIC PAINT
COLOR
 - ⑨ VENTS, FLASHING & FLUES
COLOR: PAINT TO MATCH ROOF
 - ⑩ GARAGEPORT COVER
PRE-FAB. PREFINISHED METAL
COLOR

- STUCCO APPLICATION NOTES:**
1. APPLY 3-LAYERS ASP BLACK ASPHALT PRESHATED PAPER OVER 1/2" PLUWD. (1/8" GAP @ ALL EDGES)
 2. APPLY 1" X 3/8 GA. WIRE MESH.
 3. APPLY DIAPHRAGM WALL FINITE STUCCO & ALLOW MIN. 10 DAYS TO CURE.
 4. APPLY "PARDEC" EXTERIOR STUCCO PER NAME, SPEC. COLOR & TEXTURE SHALL BE SELECTED BY OWNER.
 5. BEVEL ALL HORIZ SURFACES THAT RECEIVE STUCCO FINISH.
 6. PROVIDE CONTROL JOINTS AS REQD. BY NAME, SPEC. & USE SCREWS AS REQD. BY IBC SECTION 1703A.

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10-25-10
REVISIONS
 1
 2
 3

new apartment complex
DEBORA TAYLOR
MT. HERMAN BELLEVUE
812 N. DIVISION STREET
CARSON CITY, NEVADA

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DATE: _____
EXTENSION
ELEVATIONS

SCALE: _____
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