

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 21, 2011**

AGENDA ITEM: F-2

FILE NO: HRC-10-102

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

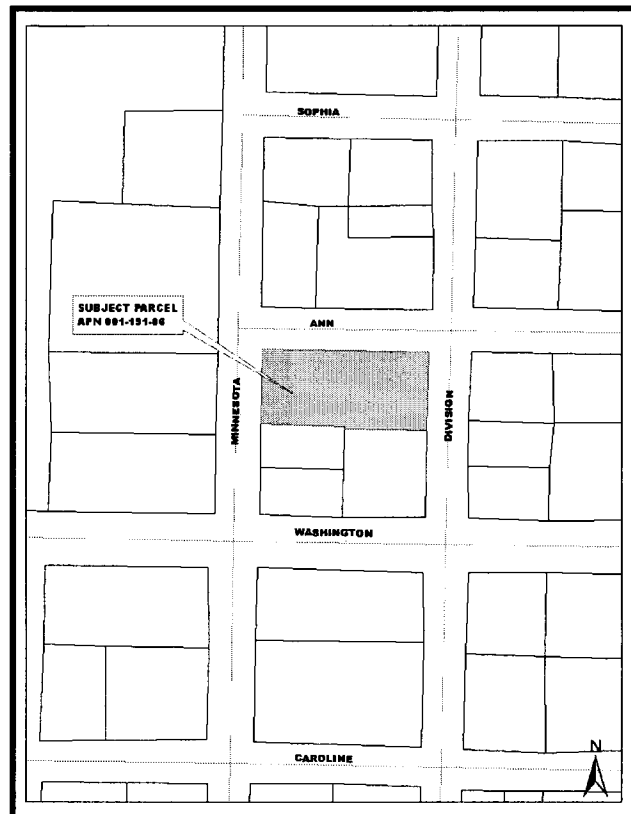
REQUEST: To allow the demolition of the existing single family residence, carriage house and sheds as previously approved by the HRC and approval of the revised development plan for a new eight unit apartment complex (2-four plexes) on property zoned Residential Office (RO).

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 approval of the revised 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. This approval HRC-10-102 shall run concurrent with the approval of AB-10-038.
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 structures to the Planning Division for proper documentation of the structures 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 an 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***.
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. The proposed project shall meet the conditions of approval for AB-10-038.
14. The proposed project shall comply with the CCMC Development Standards 1.18 Residential Development Standards in Non-Residential Districts.
15. The proposed use (Multi Family Apartment) requires 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

PREVIOUS REVIEWS:

- June 09, 2011, an adjacent property owner submitted information to the Planning Division regarding the possibility of an Open Meeting Law issue, related to an improper notice of HRC-10-102 for the May 12, 2011 HRC meeting. After staff research and confirmation from the DA's office, it was determined the item must be properly noticed and brought back before the HRC for action.
- May 12, 2011, the HRC reviewed the revised plan and conditionally approved the proposed project, subject to the conditions of approval.
- April 05, 2011, the required Major Project Review, MPR-11-020, was conducted in the Planning Division. At the meeting, City staff provided the applicant with comments related to the proposed project. The HRC Chairman, Mike Drews, was in attendance at the MPR meeting.
- December 09, 2010, the HRC reviewed and approved the demolition of the existing single family dwelling unit and accessory structures and approved the conceptual plan with the stipulation that the applicant provide more detail on possible covered parking alternatives and materials for the proposed apartment complex.
- August 19, 2010, the Board of Supervisors approved AB-10-038.
- July 28, 2010, the Planning Commission reviewed and recommended approval to the Board of Supervisors AB-10-038. The request allowed the abandonment of an eight foot wide portion of N. Minnesota Street, W. Ann Street and N. Division Street, totaling a 3,814-square-foot area, more or less, adjacent to, properties located at 803 N. Minnesota Street, 444 W. Washington Street and 812 N. Division, APNs 001-191-02, 001-191-05 and 001-191-06.

DISCUSSION:

Due to a noticing error this item is required to return to the HRC for review. This item was before the Historic Resources Commission on May 12, 2010, for review and approval of the proposed project. The project architect has provided the same plan which was approved by the HRC on May 12, 2011.

The project as previously presented is 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.

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.

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 dwelling 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. Staff has requested that the architect provide window alternatives at the HRC meeting for HRC review and approval.

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. Written comments from the December 2010 meeting have been included in the HRC packet, noting concerns 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 #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 the revised conceptual plan for 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)
HRC meeting minutes December 09, 2010
HRC meeting minutes May 12, 2011
Building Division comments
Engineering Division comments
Public comments

File # (Ex: MPR #07-111)	<i>HRC-10-102</i>
Brief Description	<i>Bauer 8 Unit Complex</i>
Project Address or APN	<i>APN #01-191-06</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>May 12, 2011</i>
Total Spent on Review	

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. (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*)

The ground floor units are required to be either "Type A or B" accessible.

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. (*'06 IBC 1802.2.7 #2*)

**Carson City Engineering Division
Historic Resources Commission Report
812 N. Division St.
File Number HRC 10-102**

TO: Historic Resources Commission
FROM: Rory Hogen, Asst. Engineer
DATE: November 1, 2010

SUBJECT TITLE:

Review of a Historic Resources Commission application for demolition of existing structures and the building of multi family dwelling units at 812 N. Nevada St., apn 01-191-06.

RECOMMENDATION:


Development Engineering has no preference or objection to the request.

DISCUSSION:

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 #10-038.

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the street and plant grass there, it would now be "sewer and gutter stuff", and the utilities will all be left in place, but without the traffic hazard it posed now. Chairperson Drews reminded Mr. Copoulos that materials and texture must match the buildings to the east and west. Chairperson Drews called for public comments and Mr. Jack Mitchell, representing the property across from BAC, reminded the Commission that the street and thoroughfare plans were over a hundred-years-old, and that the closure would abandon that plan. He urged the Commission that "to turn your back on a street and thoroughfare plan that's over a hundred-years-old is a very serious matter". Chairperson Drews wondered if there was a way to delineate the old street alignment somehow in the design. Commissioner Ossa suggested raising the street curbing to show where the street went, and having planters to prevent cars from going through. Mr. Copoulos agreed that it would be possible, since there was an easement anyway, and nothing could be built there. Mr. Block suggested historical signage, and offered sandstone curbing he already had. **Commissioner Hayes moved to approve HRC-10-101, a request from John Copoulos (property owners: Brewery Arts Center and Carson City Parks Division) for street closure conceptual plan, and to abandon the public right of way of a portion of Minnesota Street, between King street and Second Street, located between properties zoned Public Regional (PR), located at west king street and 449 West King Street, APNs 003-207-04 and 003-206-02. This approval would be based on the understanding that any stipulations to the Commission by the applicant may be considered as conditions to the approval. Vice Chairperson Darney seconded the motion, which carried 5-0.**


F-3 HRC-10-102 ACTION TO CONSIDER A REQUEST FROM AL SALZANO (PROPERTY OWNER: HERMAN BAUER) TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE, CARRIAGE HOUSE, AND SHED FOR REPLACEMENT WITH 8-UNIT APARTMENT COMPLEX, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 812 NORTH DIVISION STREET, APN 001-191-06. (6:07:42) – Chairperson Drews introduced the item and invited Ms. Pruitt to elaborate. Ms. Pruitt gave background and presented the staff report, incorporated in the record, including criteria for demolition. The applicant, Mr. Herman Bauer, according to Ms. Pruitt, had been in contact with City Staff, regarding the project, which had multiple elements. Ms. Pruitt, also stated that Mr. Bauer had received a recommendation of approval a few months ago, from the Planning Commission, for a right-of-way abandonment constituting of a portion of Ann Street, Division Street, and Minnesota Street. She added that Mr. Bauer would have to undergo a Major Project Review (MPR), an administrative review through the City, which would be undertaken after this evening's decision. She added that multi-family structures required a special use permit approval from the Planning Commission. Ms. Pruitt told the Commission that the applicant was aware of the process before him, and that the project architect was at the meeting to address any questions. She stated that the applicant had received several support letters, also incorporated into the record. Ms. Pruitt acknowledged the applicant's design team, and noted their availability to answer the Commission's questions. She also said that the Staff was recommending the approval of the project.

(6:13:31) – Mr. Bauer introduced his team consisting of an architect, a broker and a partner. Vice chairperson Darney expressed concern over raising an existing historical house, dating from the 1860s, and worried about scale. Chairperson Drews agreed, and stated that the interior was in good condition. He said that he had discussed salvaging some of the materials, with Mr. Bauer, and that the V&T Foundation was interested in them. In response to Chairperson Drews' question, Mr. Bauer explained that he did not have any historical information about the house. Mr. Block suggested inquiring with a few families who may have been acquainted with

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any of the previous owners. Chairperson Drews did not anticipate any major events tied to the historic significance of the house. Commissioner Ossa suggested taking extensive digital, high-resolution photos of the lot, as there may have been some landscaping or fruit trees from that era, prior to demolishing the structure. Mr. Bauer explained that it could be done, since the Historical Society had already requested to take the house down piece-by-piece. Commissioner Speulda inquired about trees that could be saved, and was told only the apple tree could be saved. Ms. Pruitt referred to item 7 on the Conditions of Approval, which required photographic documentation of the existing structure.

(6:23:49) – Chairperson Drews suggested moving the discussion to the new plans. Commissioner Ossa was also concerned about “scaling and massing”, and wanted to know how the new structure related to the buildings around it. In addition, she suggested the exterior not be stucco, and instead have the siding similar to the current structure’s. Commissioner Ossa also expressed concern about the carport which seemed to be very modern-looking. Discussion ensued on the number of two-story units on the block, and Ms. Pruitt verified that there was one two-story structure on that block, while the rest were single-story structures. Chairperson Drews invited Mr. Salzano, the project engineer, to address some of the raised concerns. Vice Chairperson Darney, stated that the plan “occupied the site wall-to-wall”, and that the structure for parking was “a little heavy for that particular lot, and for that particular neighborhood”. Mr. Salzano explained that the lot in question was significantly larger than the other properties. Discussion ensued on the carport and its roofline, and there were many suggestions such as rotating the structure, keeping it as an open structure, building it like a craftsman-style, or making the carports look like an old carriage house, without doors. Ms. Pruitt responded to Vice Chairperson Darney’s question by stating that the parking code which did not require all parking to be on site, applied only to existing buildings. Chairperson Drews offered his help during the MPR process.

(6:42:37) – Commissioner Ossa suggested against vinyl windows, and suggested adding built-out panes, to add some depth. She wanted to see product brochures of the windows. Chairperson Drews inquired about approving the conceptual plan now, and directing the applicant to return with the final plans. Ms. Pruitt recommended deciding when to return for a design review, stating that it could happen before or after the MPR. Mr. Bauer agreed to return with the final design after the MPR, but prior to obtaining a special use permit. Commissioner Ossa suggested seeing more detail at that time, especially on the windows, doors, and parking structure design and materials.

(6:48:03) – Chairperson Drews called for public comments, and hearing none a motion. **Vice Chairperson Darney moved to approve HRC-10-102 request from Al Salzano (property owner: Herman Bauer) to demolish the existing single family residence, carriage house, and shed on property zoned Residential Office (RO), located at 812 North Division Street, APN 001-191-06, and approve the conceptual development plan presented, with the stipulation of providing more detail on possible covered parking alternatives and materials, also for the exterior siding of the main structures, with alternatives other than modern stucco. The windows as presented should be more conducive to the historical nature of the existing windows in the neighborhood, and applicant must show overall product information on basic material such as roofing, siding, trim, windows, and doors. In addition, the City or the Commission should reevaluate reusable materials from the demolition, prior to being removed from the site. Commissioner Speulda seconded the motion.** Ms. Pruitt clarified the conditions of the permit approval, which stated that work would commence “within 12 months from the date of approval, and an extension of time must be

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requested in writing to the Planning Division, thirty days prior to the one year expiration date". She also explained that the 12-month timeframe would start at the time of the second approval. Chairperson Drews called for a vote. **The motion carried 5-0.** Ms. Pruitt explained to Mr. Bauer that the Planning Division would be in contact with him or his team, to coordinate timeframes.

F-4 HRC-10-004 DISCUSSION ONLY REGARDING AN UPDATE OF THE HISTORIC PRESERVATION FUND (HPF) GRANT FOR 2010. (6:54:19) – Ms. Pruitt updated the Commission that they had the funding agreement from the state, and thanked Commissioner Ossa for her assistance with that. She also mentioned that a consultant is working with the City to finalize the City contract. She said that the Planning Division had sent a packet of information to the consultant, who would be visiting Carson City in the spring. She added that in the next couple of weeks, the Planning Division would be taking digital photographs of the fifty properties to be surveyed, and send them digitally to the consultant. She hoped that the contract would also be completed in the next few weeks. In response to a question, Ms. Pruitt stated that the contractor was Daniel Pezzoni, with whom the Commission had worked previously.

G. STAFF REPORTS (6:57:17) – None

G-1. COMMISSIONER REPORTS/COMMENTS. (6:57:22) – Chairperson Drews explained that since the Commission did not meet the previous month, he directed Ms. Pruitt to apply for matching funds for signage, to help the Department of Parks and Recreation, at Morgan Mill, Fuji and Fullstone Parks, and to do educational outreach. Additionally, to begin a mid-century architectural survey, for the neighborhood west of the historic district.

PLANNING DIVISION STAFF REPORT TO THE HISTORIC RESOURCES COMMISSION (6:58:50) – Ms Pruitt reminded the Commission that the election of officers would take place on the following month. In addition, she said that the HRC annual report is required to be before the Commission at that time. Chairperson Drews recommended discussing the makeup of the Commission at the next meeting as well. Ms. Pruitt also suggested reviewing the 2011 schedule in the packets and letting her know if they have any questions. Chairperson Drews thanked the commissioners for their efforts all year, and asked that they make every effort to be present at the meetings, especially since they would lose the CLG funding if they don't meet. Ms. Pruitt also announced that the requested web site changes had been completed by Janice Brod, and suggested that the commissioners take a look at them. Commissioner Hayes was asked about the treasure hunt in May, and he agreed to do it. He suggested posting it on the web site as well.

FUTURE AGENDA ITEMS – Previously discussed.

H. ACTION ON ADJOURNMENT (7:03:02) – Chairperson Drews entertained a motion to adjourn. **Commissioner Hayes moved and Commissioner Ossa seconded the motion to adjourn.** The meeting was adjourned at 7:03 p.m.



Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
(775) 887-2180
Plandiv@ci.carson-city.nv.us
www.carson-city.nv.us

MEMORANDUM

Date: April 25, 2011
To: Building Division, Engineering Division
From: Kathe Green, Planning Division
Re: Historic Resources Commission applications for May 12, 2011 meeting

Please review the enclosed application(s) and provide written a response to Jennifer as soon as possible.

Rea Thompson

From: Alexander Kirsch <akirsch@doit.nv.gov>
To: "planning@carson.org" <planning@carson.org>
Date: 6/9/2011 3:21 PM
CC: "designagnt@aol.com" <designagnt@aol.com>

RECEIVED
JUN 09 2011
CARSON CITY
PLANNING DIVISION

Hello, to whom it may concern,

My name is Alexander Kirsch, and I am owner of a property at 803 North Minnesota Street in Carson City. On December 09th, 2010 I was not able to attend a scheduled meeting in regard to HRC-10-102, a request by Al Salzano and Herman Bauer.

I contacted this office per e-mail with an excuse of my absence and raised some points of objection. At this time I was that although initial approval was granted a further meeting was required. On 06/07/2011 I received an invitation to a meeting on 06/09/2011 in regard to National Register District Nomination, which I plan to attend. However in making myself more familiar with this agenda I discovered that on THURSDAY, MAY 12, 2011, 5:30 P.M. a meeting on HRC-10-102 was conducted. I was not notified about this meeting and herein lies my complaint.

I seem to be the only resident on my block who cares about future building projects in this neighborhood and I feel discriminated against or conveniently left out of any discussion, because I am not timely or not at all notified of any Meeting Agendas.

Thank you for your consideration.
Sincerely yours,

Alexander Kirsch | ITT IV | DoIT Facility Operations
State of Nevada | Department of Information Technology
T:(775)684-4300 | F: (775) 684-8423 | E:akirsch@doit.nv.gov

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CARSON CITY
PLANNING DIVISION

F-4 HRC-10-102

November 3, 2010

Jennifer Pruitt, AICP, LEED AP
Principal Planner for Carson City Planning Department
108 E. Proctor Street
Carson City, Nevada 89701

RE: Herman Bauer's tentative development at 812 North Division and Ann Street

Dear Jennifer:

I am writing this letter to comment on Mr. Bauer's tentative project on Ann Street. Mr. Bauer would like to build two (2) four plexes on this parcel. I did an extensive market summary for office development and/or multi family development for this site.

Carson City currently has 2,118,000 sq ft of office space. The vacancy rate is hovering around 20% and asking rental amounts per square foot are about what we were achieving 10 years ago.

The multi family sector however, is a much stronger market. There are currently 651 4-plex units with vacancy rates hovering around 10% and market rents holding very steady.

In my professional opinion this property is more suited for a multi family development.

If you have any questions please give me a call.

Sincerely,


John Uhart, CCIM
Broker/Owner John Uhart Commercial Real Estate Services

JU/ka

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NOV 10 2010

CARSON CITY
PLANNING DIVISION

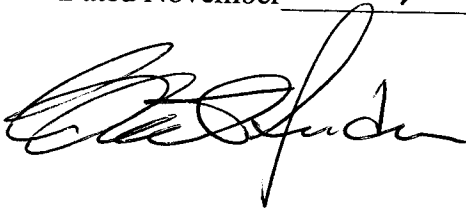
F-4 HRC-10-102

Carson City Planning Department

To whomever it may concern:

My name is Bret Andreas and I/we own property located at 805 N. Division St.
Carson City, Nevada. I was shown the elevations and floor plans for a multi family project consisting
of 2 four plexes to be built on 812 North Division Street. I/we are in favor of this project.

Dated November 9th, 2010



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CARSON CITY
PLANNING DIVISION

F-4 HRC-10-102

Carson City Planning Department

To whomever it may concern:

My name is DON BRUCE and I/we own property located at 496 W. ANN ST Carson City, Nevada. I was shown the elevations and floor plans for a multi family project consisting of 2 four plexes to be built on 812 North Division Street. I/we are in favor of this project.

Dated November 10th, 2010

Don Bruce

Nov 10 10 05:00p

Jim Nickerson

FROM :

FAX NO. : 7758844896

Late Into

7: 7307

p.2

Nov. 10 2010 06:19PM P2

F-3 HRC-10-102

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PLANNING DIVISION

NOV 12 2010

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Carson City Planning Department

To whomever it may concern:

My name is JEANNIE NAIL and I/we own property located at 444 WASHINGTON
Carson City, Nevada. I was shown the elevations and floor plans for a multi family project consisting
of 2 four plexes to be built on 812 North Division Street. I/we are in favor of this project.

Dated November 10, 2010

Jeannie Bangham Nail

Rea Thompson - RE: Action to consider HRC-10-102 - Correction

From: <designagnt@aol.com>
To: <planning@carson.org>
Date: 12/12/2010 5:43 PM
Subject: RE: Action to consider HRC-10-102 - Correction

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DEC 13 2010

CARSON CITY
PLANNING DIVISION*Received after
Dec 9, 2010 mtg*

From: Alexander Kirsch
 Resident and owner of property located at 803 N. Minnesota Street.
 Carson City, NV 89703
 Tel: (775) 883-5589

RE: Action to consider HRC-10-102

Dear board members of the Carson City Historic Resources Commission Planning Division,

My name is Alexander Kirsch, and I would like to apologize about not appearing for the Action to Consider hearing (HRC-10-102) on December 9, 2010. A family emergency prevented me attending.

I have been a Carson City Resident for 29 years, and I have been a West Side resident for the majority of this time. For the last 15 years, I have lived continuously on the West Side and for five years at my current residence at 803 North Minnesota Street. I am a neighbor to the property in question.

I have concerns and objections for the proposed development submitted by Al Salzano regarding the property owned by Herman Bauer.

1) The Carriage House is Restorable

The property in question (Carriage House) is located on the same block as one of Carson City's historical landmarks, the Bicentennial Tree. This block was part of the old Treadway Park and has always been part of the historical district, even after Carson-Tahoe Hospital was built. The western parts of Minnesota Street were re-zoned for this construction. This might be the reason why the areas north of Washington Street seem to experience some neglect in respect to its historical value and attraction. For example, the blue lined historical walk does not include any historical homes north of Washington Street.

As a homeowner of an historical district west side property, I believe the Carriage House is of such historical value and attraction. The Carriage House is restorable. Although my property is not as old as the Carriage House, I have restored my house myself over the past four years.

2) Several Vacant Condo-Style Apartments already Exist in the neighborhood

There are already several condominium-style apartment buildings on the West Side. The smaller unit rentals (1 bedroom, 1 bath) all have vacancies, including some larger units with two bedrooms. For example, a 24-unit apartment complex located at 604 West King Street has had five units available since August, 2010. This information can be confirmed at (775) 342-5323.

Another fourplex condo-style Apartment with storage is already located at 804 North Minnesota Street, directly across the street from the property in question. The 804 property offers 2 bedroom, one bath units and is built on a lot of similar size. There is currently one unit available as well, and several vacancies were observed during the past five years.

Because a majority of the buildings on the West Side are older family residences, there are also numerous studio style rentals available through non-commercial landlords.

According to Carson City growth projections displayed on the Carson City website, no growth is anticipated for the next five years. A need for residences exists only for larger units to accommodate families.

3) A Low Income Housing Area Three Blocks From the Governor's Mansion

Since the old Carson-Tahoe Hospital was decommissioned, more properties have reverted from offices to residences. Smaller units for low income residents could result in more disturbances and crime.

4) 812 North Division Street as Micro Wildlife Habitat:

As owner of the property at 803 North Minnesota Street, I became witness to 812 North Division Street as a micro wildlife habitat. This property has become home to several mule deer and quail. During 2006, I witnessed the birth of a deer fawn. The young deer was raised for several months at this location. Today, one can observe deer and quail at almost any time on any given day.

Closing Statement:

I believe that the lot in question does not support the construction of two fourplex units because of its size. Accommodations for parking would need to be made for approximately 16 vehicles, leaving almost no room for any type of landscaping. The historical value and attraction of this part of our town will most certainly be compromised, and home values of neighboring properties will surely decrease should this type of facility be built. I would like to ask the Board to reconsider should a decision have been made already and to consider another hearing to allow me to present a more detailed opposition to this matter. I would also like to remind the members of this Board that Mr. Bauer was not present at the previously scheduled hearing in this matter in November, which was canceled due to other circumstances.

Thank you for your time and considerations.

Sincerely yours,
Alexander Kirsch,

designagnt@aol.com
803 North Minnesota St.
Carson City, NV 89703
775-883-5589

HRC - 10 - 102

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APR 25 2011

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

April 25, 2011

SALZANO

ARCHITECT

5935 GRASS VALLEY RD
RENO, NEVADA 89510
775.233.1984 CELL
775.475.0796 FAX
WWW.ALSALZANO.COM
ajsalzano@aol.com

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Preliminary Site Plan Drawing	
Exterior Elevations – Front & Ann St.	
Exterior Elevations – Rear & South	
Property Taxes (Original Packet Only)	1 Page

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

FILE # HRC - 11 -

HISTORIC RESOURCES COMMISSION

Mr. Herman Bauer

FEE: None

PROPERTY OWNER
 P.O. Box 301, Vineburg, CA 95487

MAILING ADDRESS, CITY, STATE, ZIP
 707-939-0533 707-939-0533

SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 14 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 13 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

PHONE # metric1@comcast.net **FAX #**

E-MAIL ADDRESS
Name of Person to Whom All Correspondence Should Be Sent
 Al Salzano, Architect 775-233-1984

Application Reviewed and Received By:

APPLICANT/AGENT 5935 Grass Valley Road, Reno, NV 89510 **PHONE #**

Submittal Deadline: See attached HRC application submittal schedule.

MAILING ADDRESS, CITY, STATE ZIP
 775-233-1984 775-475-0796

PHONE # ajsalzano@aol.com **FAX #**

E-MAIL ADDRESS

<u>Project's Assessor Parcel Number(s):</u> 01-191-06	<u>Street Address</u> 812 N. Division Street	<u>ZIP Code</u> 89703
--	---	--------------------------

<u>Project's Master Plan Designation</u> Mixed Use Residential	<u>Project's Current Zoning</u> RO (Residential Office)	<u>Nearest Major Cross Street(s)</u> 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 requires 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 an 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. All building materials will be salvaged by the V&T railroad.

Reason for project: To create an income-producing investment and attractive Multi-Family project on the property, which is currently in un-rentable, unusable condition, and has been vacant for a number of 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.



Owner's Signature

HERMAN K. BAUER

Owner's Printed Name



Applicant's/Agent's Signature

Al Salzano, Architect

Applicant's/Agent's Printed Name



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.

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).

Town 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.

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: rectangular, square L-shaped masonry	EXTERIOR SIDING: wood shiplap, shingles	WINDOWS: grouped in pairs or ribbons multi-pane over single, double-hung or fixed sash, decorative pane glass	ORNAMENTATION: 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: one or one and one-half story	ROOF: low pitch, wide overhang eaves, hipped, front	ENTRANCE: raised entry porches, porch columns or piers baustrades	SPECIAL FEATURES detached garage often in the same style as the house

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 the 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:

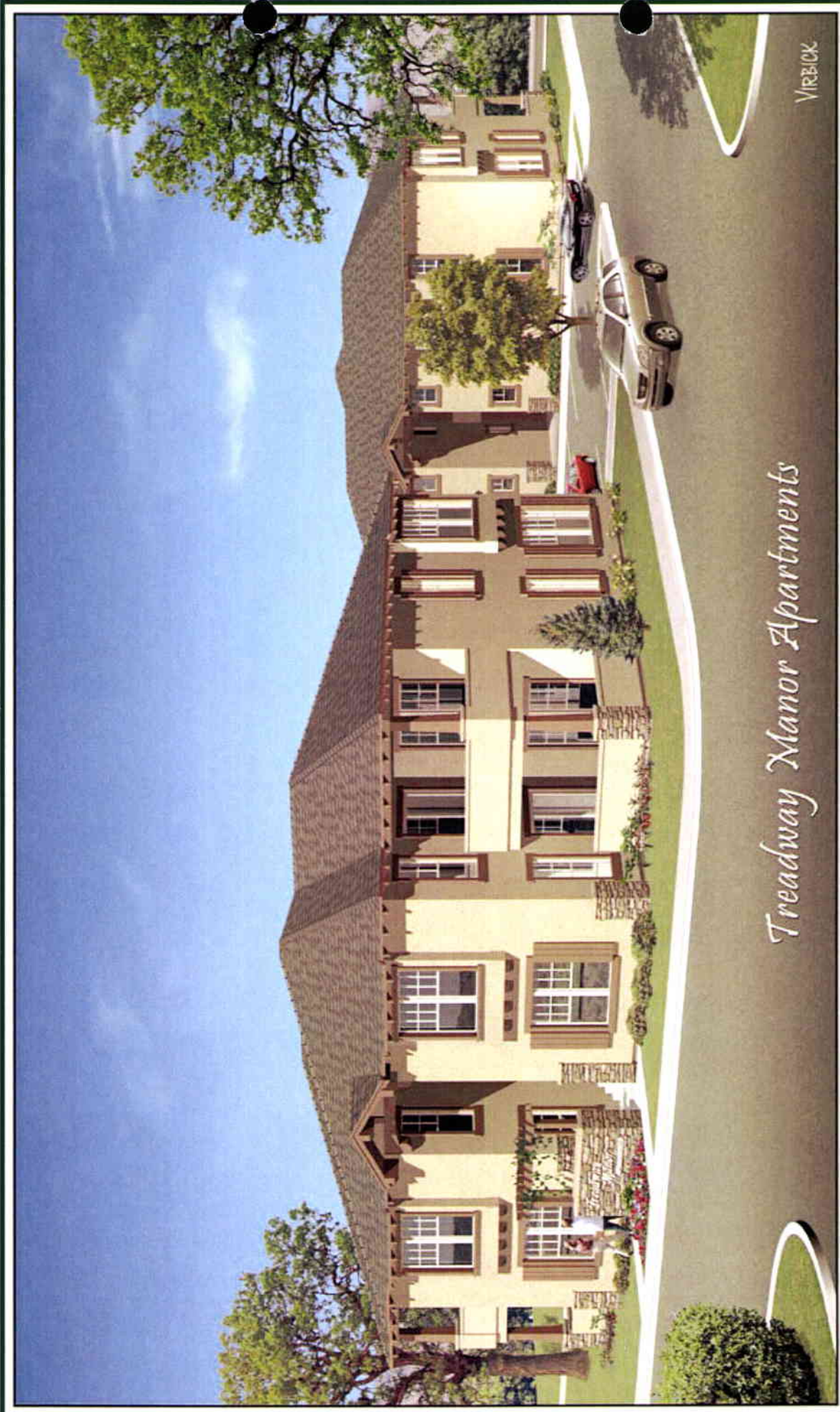
Windows and doors proposed are consistent with the Bungalow/Craftsman style.

5.27.7 Details and Other Elements:

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

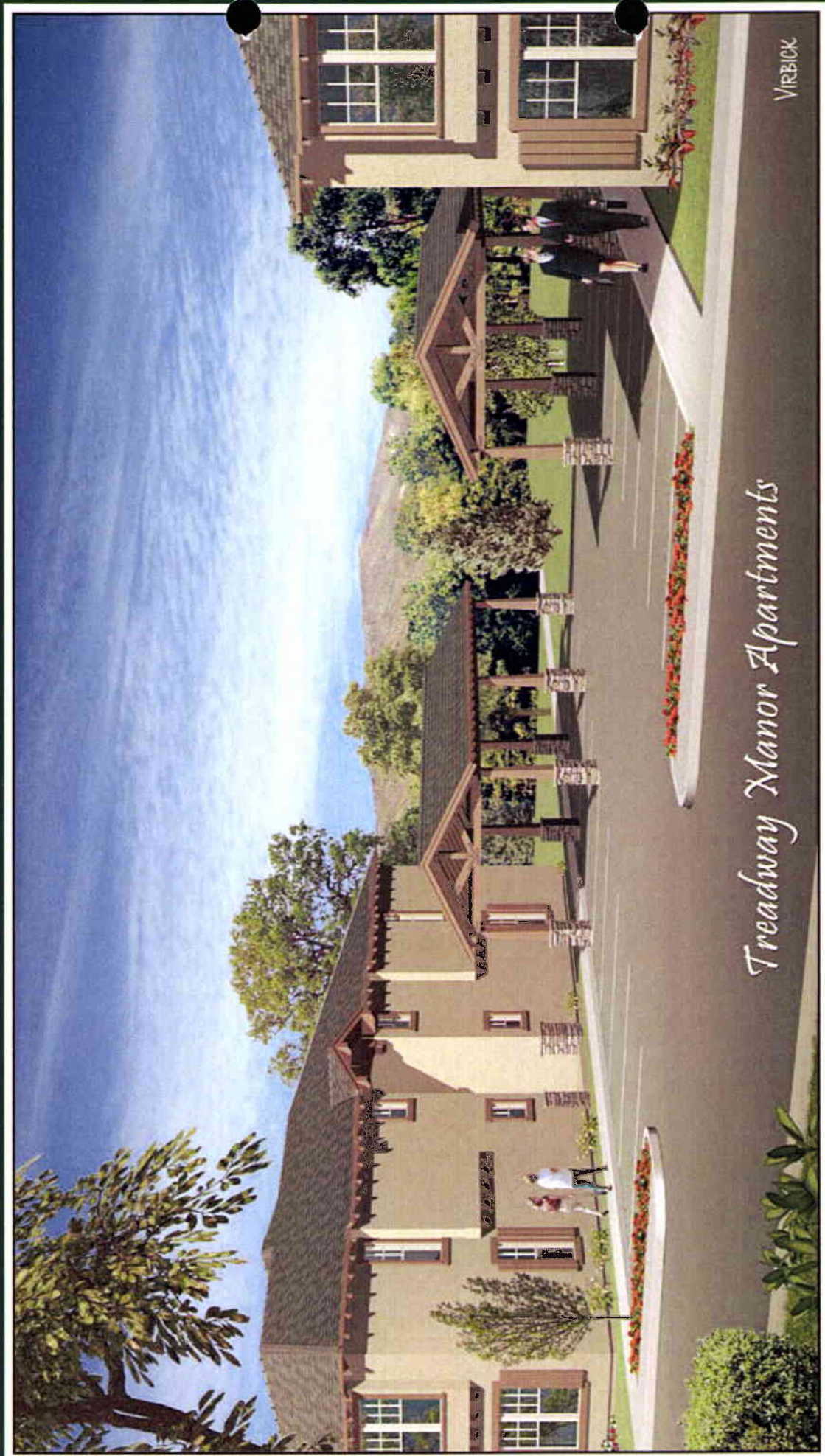
5.27.8 Floor Elevations:

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.



Treadway Manor Apartments

VIRBICK



Treadway Manor Apartments

VRBICK

ELEVATION NOTES & EXTERIOR COLORS:

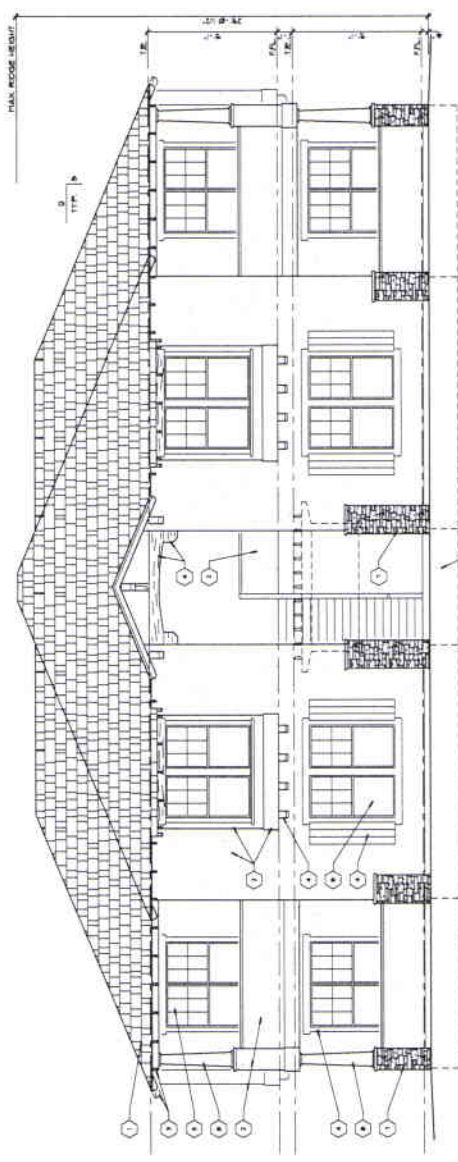
- 1. ASPHALT ROOF BRICKLES - UNPAINTED PRESIDENTIAL SHAKE COLOR: SHADOW GRAY
- 2. STUCCO BODY: L.C. SANDY PINE FINISH COLOR: SANDY PINE FINISH
- 3. WOOD BATTER: SAILS & LEAVES TO DELUXE FLAT ACRYLIC PAINT COLOR: CHOCOLATE BROWN
- 4. WOOD TRIM: MATTERS, L. GONDOLLE TO DELUXE FLAT ACRYLIC PAINT COLOR: CHOCOLATE BROWN
- 5. DIVIDED LIGHT WINDOWS: L. GONDOLLE ARCHITECTURE AND SERIES - SHALE-HANG WINDOW COATING COLOR: WHITE
- 6. STUCCO STONE: VENESE TO DELUXE FLAT ACRYLIC PAINT COLOR: OAKLAND
- 7. TAPERED COLUMN: TO DELUXE FLAT ACRYLIC PAINT COLOR: WHITE
- 8. VENTILATING FLUES: TO DELUXE FLAT ACRYLIC PAINT COLOR: WHITE
- 9. CUSTOM COVERS: METAL COLOR: CHOCOLATE BROWN

4-22-11

NEW APARTMENT COMPLEX
 MR. HERMAN BAUER
 812 N. DIVISION STREET
 CARSON CITY, NEVADA

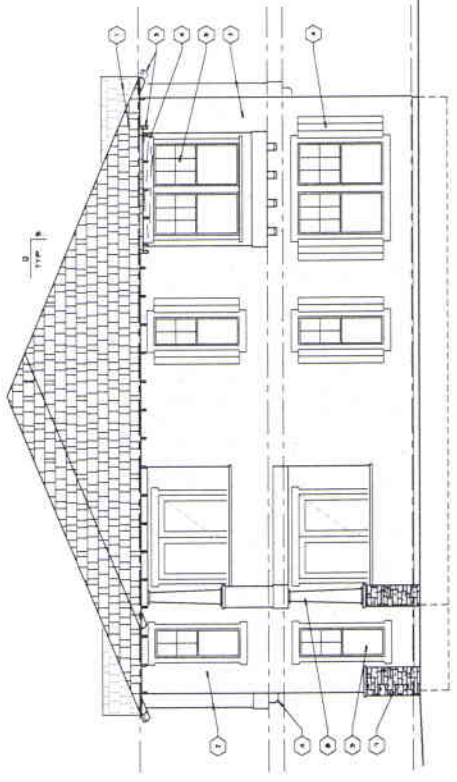
PLANNERS & ARCHITECTS AS
 CONSULTANTS TO THE ARCHITECT
 18001, HAYWARD, CA 94541
 775-270-1000 FAX
 775-475-0796 FAX
 3632201 @ SALZANO.COM
 WWW.SALZANO.COM

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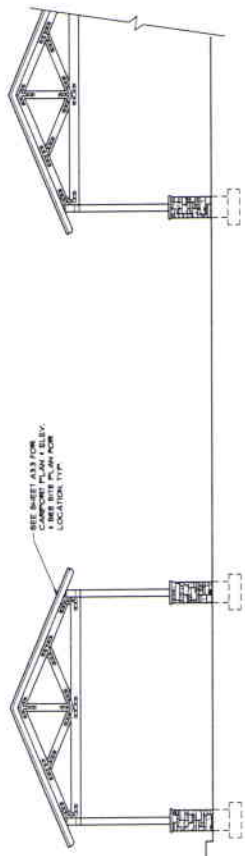


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

IRON SHALL HAVE SPARK BORDERS NOT SHOWN FOR CLARITY. SEE DETAIL 10A3



W. SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



SEE SHEET A33 FOR CHIMNEY PLAN & ELEV. LOCATION TYP.

- STUCCO APPLICATION NOTES:**
1. STUCCO SHALL BE APPLIED TO ALL EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
 2. APPLY 1" TO 2" THICK STUCCO OVER 1/2" PLASTER OR GYP. ON ALL EDGES.
 3. APPLY 1" TO 2" THICK STUCCO OVER 1/2" PLASTER ON ALL EDGES.
 4. APPLY STUCCO SHALL BE APPLIED TO ALL EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
 5. STUCCO SHALL BE APPLIED TO ALL EXTERIOR SURFACES UNLESS OTHERWISE NOTED.
 6. STUCCO SHALL BE APPLIED TO ALL EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

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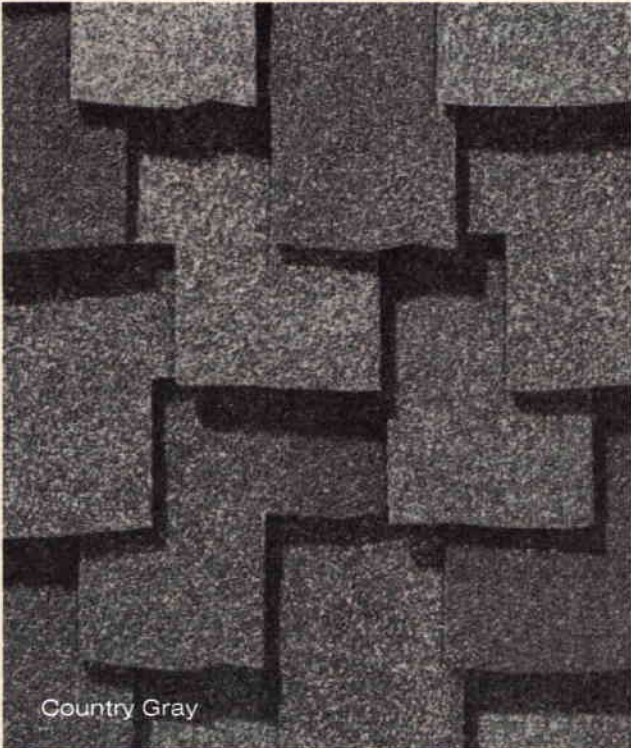
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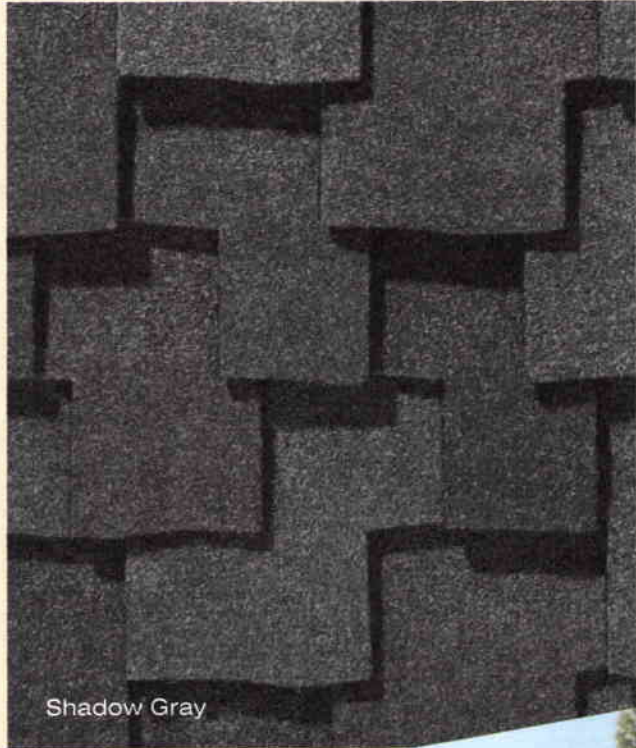
HRC - 10 - 102

CARSON CITY
PLANNING DIVISION

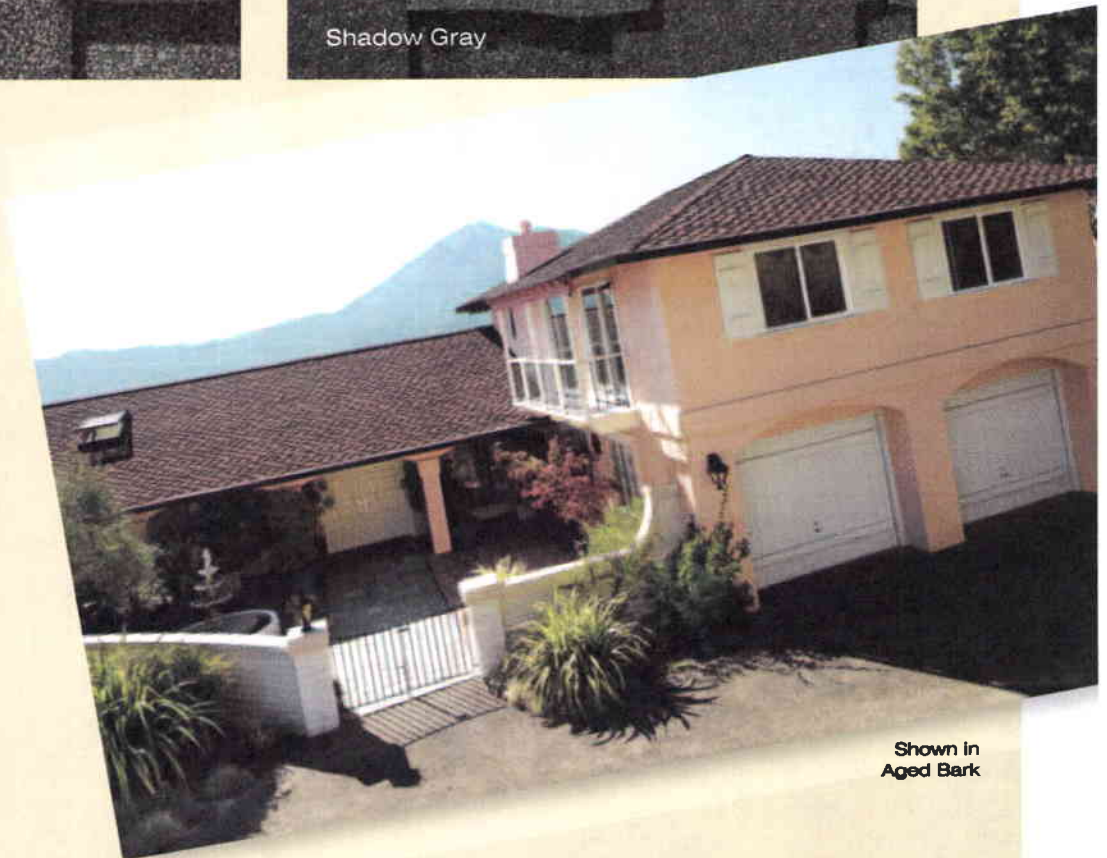
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to darker, bolder hues**



Country Gray



Shadow Gray



Shown in
Aged Bark

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Moulding: na

Glass: 3/4" Insulated

Caming: na

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Email: SimpsonCustomerService@brandner.com

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Appendix C: Interim Mixed-Use Evaluation Criteria

PURPOSE:

The implementation of numerous policies contained within the Master Plan hinges on the creation of three mixed-use zoning districts to align with the Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE), and Mixed-Use Residential (MUR) land use categories. Recognizing that mixed-use development proposals have already been and will continue to be submitted within these areas prior to the completion and adoption of the future mixed-use zoning districts, a set of Interim Mixed-Use Evaluation Criteria have been developed to:

- Facilitate higher intensity, mixed-use development in locations designated on the Land Use Plan for mixed-use development, but where mixed-use zoning is not currently in place;
- Encourage the incremental transition of existing uses in locations designated on the Land Use Plan for mixed-use development, recognizing that in some locations, mixed-use development may be perceived as incompatible with existing adjacent uses in the short term;
- Establish a consistent method for reviewing mixed-use development projects until mixed-use zone districts can be established; and
- Ensure that mixed-use development is consistent with the General Mixed-Use policies contained in the Master Plan, as well as with specific MUC, MUE, and MUR policies, as applicable.

The Interim Mixed-Use Evaluation Criteria will continue to be used as a tool to review mixed-use development proposals until mixed-use zone districts can be established.

MIXED-USE EVALUATION CRITERIA:

APPLICABILITY

The following Interim Mixed-Use Evaluation Criteria shall apply to all development proposed within the Mixed-Use Residential (MUR), Mixed-Use Commercial (MUC), and Mixed-Use Employment (MUE) land use categories. The application of these Criteria shall be triggered in one of the following ways:

- *Existing Zoning/Special Use Permit*—Development is proposed within a mixed-use land use category where the underlying zoning may permit the types and mix of uses proposed using

CARSON CITY MASTER PLAN

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APR 25 2011

CARSON CITY
PLANNING DIVISION

ADOPTED 4.06.06

the Special Use Permit process as outlined in Section 18.02.80 of the City's Municipal Code. The Interim Mixed-Use Evaluation Criteria are applied in addition to the standard list of Findings outlined in the Code.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for General Commercial, the residential portion of the project would be considered using the Special Use Permit process under the existing Code. Once the Master Plan is adopted, the project would also be subject to the Interim Mixed-Use Evaluation Criteria as part of the Special Use Permit Process.

- **Re-Zoning/Special Use Permit**—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. In this instance, the subject property would need to be re-zoned to the most appropriate zoning district and then followed for the project and combined with a Special Use Permit or Planned Unit Development request to allow the mix of uses desired and to trigger the application of the Interim Mixed-Use Evaluation Criteria.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for Light Industrial, the residential portion of the project would not be eligible for consideration using the Special Use Permit process under the existing Code. Therefore, the subject property would need to be rezoned to General Commercial prior to beginning the Special Use Permit Process that would allow the residential portion of the project to be considered under the Interim Mixed-Use Evaluation Criteria.

- **Planned Unit Development (PUD)**—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. As an alternative to the Re-Zoning/Special Use Permit process outlined above, a Planned Unit Development request could be submitted for the subject property, within which it could be re-zoned to the most appropriate zoning district(s) for the project. As part of the PUD process, the Interim Mixed-Use Evaluation Criteria would be applicable all other conditions of approval outlined in the City's Municipal Code.

GENERAL INTENT

The Mixed-Use Evaluation Criteria provide an overview of key mixed-use development features that should be addressed by proposed mixed-use developments occurring to ensure they are consistent with Master Plan policies. They are intended to be used in conjunction with the land use specific review criteria that follow this section based on the applicable mixed-use land use designation.

MIX OF USES

Background and Intent:

Mixed-use developments should incorporate a variety of uses in a compact, pedestrian-friendly environment. Uses are encouraged to be mixed vertically ("stacked"), but may also be integrated horizontally. Recommended types and proportions of uses vary by mixed-use land use category and will also vary according to a project's location, size, and the surrounding development context. For example, a MUC development located on an individual parcel away from a primary street frontage may reasonably contain a higher percentage of residential development than one that is located with direct access and visibility from the primary street frontage. On some smaller parcels, integrating multiple uses may not be feasible at all, therefore, the consolidation of properties to create larger, mixed-use activity centers is encouraged. These factors should be considered and weighed in conjunction with the evaluation criteria listed below.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
1. Are the types of uses and percentages of different uses consistent with the relevant Master Plan policies listed below? (MUC 1.6, MUR 1.5, MUE 1.5)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
2. Are activity generating uses (e.g., retail/commercial) concentrated along primary street frontages and in other locations where they may be easily accessed and may be readily served by transit in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
3. Are large activity generating uses (e.g., retail/commercial) located so as to minimize impacts of loading areas and other facilities on existing neighborhoods?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
4. Are residential uses well-integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

5. Do the proposed housing types and densities promote activity and support non-residential uses in the development or in close proximity to the development, as applicable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
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Relevant Master Plan Policies:

- Chapter 3: 2.1b, 2.3b, GMU 1.1, GMU 1.2, MUC 1.56, MUR 1.5, MUE 1.5
- Chapter 6: 7.2a, 7.2b

MIX OF HOUSING TYPES**Background and Intent:**

Each of the mixed-use land use categories allow for the incorporation of a variety of housing as a part of a broader mix of uses. Although a mix of housing types and densities is encouraged within each category, the scale, size, type, and location of each development should play a significant role in determining what makes sense. For example, a 200 acre MUR development on a vacant parcel should generally contain a broader mix of housing types and densities than a 10 acre MUR development working within an established development context. However, the MUR development will likely have higher average densities due to its proximity to a primary street frontage and it's more urban context. Given the range of scenarios that may emerge, the evaluation criteria listed below are intentionally broad to allow for maximum flexibility.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?		COMMENTS
6. Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned land use in terms of its scale and intensity?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
7. Does the development contain a mix of housing types that is appropriate to its scale, location, and land use category?	Yes <input type="checkbox"/> N/A <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: 2.2a, 2.2b
- Chapter 6: 8.1a

DENSITY RANGE

Background and Intent:

Average densities within mixed-use developments are generally expected to be higher than those typically found within the City today. Recognizing the many factors that influence the ultimate density of a mixed-use development (e.g., location, type), the Master Plan provides a suggested range of floor area ratios (FAR) and dwelling units/acre for each of the mixed-use land use categories. For the purposes of the evaluation criteria listed below, densities that fall below the low end of a density range for a particular land use category will be strongly discouraged in order to promote the Plan’s objective of creating a more compact pattern of development. The Plan also acknowledges that there may be instances where densities that exceed the suggested range are appropriate in some locations, such as within a mixed-use activity center, provided other land use policies are followed. These instances will be evaluated on a project-by-project basis.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
8. Does the development achieve at least the minimum density range for the applicable land use category?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
9. Does the development exceed the maximum density range for the applicable land use category?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
10. If yes to #9 above, is the development located within a designated mixed-use activity center?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
11. If yes to #9 above, is the largest concentration of density concentrated away from primary street frontages and surrounding neighborhoods?	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: MUC 1.3, MURI.3, MUE 1.3

CIRCULATION AND ACCESS

Background and Intent:

Mixed-use developments should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation, as well as existing or future transit service. Direct vehicular and pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
12. Do vehicular and pedestrian ways provide logical and convenient connections between proposed uses and to adjacent existing or proposed uses?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points, discourage through traffic in adjacent residential neighborhoods and provide neighborhood access to on site uses?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
14. If the development is located along a primary street frontage, have existing or proposed transit routes and stops been incorporated?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

Chapter 3: GMU 1.3, MUC 1.8

Chapter 7: 10.2b, 11.1a, 11.1c

PARKING LOCATION AND DESIGN

Background and Intent:

The visual and physical barriers created by surface parking areas should be minimized within mixed-use developments. To promote a more compact, pedestrian-friendly environment, off-street parking for mixed-use developments should be located behind buildings and away from primary street frontages. The use of on-street parking or shared parking to provide a portion of the required parking for mixed-use developments is strongly encouraged, where feasible, to make the most efficient use of each development site. In addition, structured parking is encouraged where viable, provided it is integrated into the design of the overall development.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?		COMMENTS
15. Is surface parking distributed between the side and rear of primary buildings and away from primary street frontages?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
16. Are larger parking lots organized as a series of smaller lots with clear pedestrian connections and landscape buffers as dividers?	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
17. Is surface parking screened from surrounding neighborhoods and pedestrian walkways?	Yes <input type="checkbox"/> N/A <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
18. Is structured parking integrated with adjacent structures in terms of its design and architectural character?	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	No <input type="checkbox"/>	
19. Are structured parking facilities "wrapped" with retail or residential uses at the street level to provide a more inviting pedestrian environment?	Yes <input type="checkbox"/> N/A <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: GMU 1.4, MUC 1.8

RELATIONSHIP TO SURROUNDING DEVELOPMENT

Background and Intent:

Many of the areas designated for mixed-use development are located within established areas of the City. As a result, much of the mixed-use development that occurs will occur through a combination of infill and redevelopment. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
20. Are transitions in building massing and height provided to relate to surrounding development patterns?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. Is the new development well-integrated into the surrounding neighborhood, rather than "walled off", consistent with the mixed-use policies contained in the Master Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
22. If applicable, are lower intensity uses (e.g., residential) located along the periphery of the site where it adjoins an existing residential neighborhood to provide a more gradual transition in scale and mass and to minimize potential impacts of non-residential uses (e.g., loading areas, surface parking)?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: MUC 1.7, MUR 1.7, MUE 1.6
- Chapter 6: 8.3b

PUBLIC SPACES, PARKS, OPEN SPACE, AND PATHWAYS

Background and Intent:

Mixed-use developments should be organized around a central gathering space or series of spaces, such as small urban plazas, pocket parks, or active open space areas. These types of public spaces

serve as urban recreational amenities for residents that may not have access to larger community parks or recreational amenities without getting in their cars and generally promote increased levels of pedestrian activity. Larger mixed-use developments, particularly within the MUR and MUE categories, may also need to incorporate more traditional recreational features, such as parks and trails, depending upon their size and location.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
23. Does the development provide public spaces to serve residents and the larger community?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
24. Are public spaces appropriate in terms of their size and active vs. passive features provided given the scale and location of the proposed development?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
25. Are public spaces easily accessible to pedestrians and the surrounding community, if applicable?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
26. Are parks and trails provided consistent with the Parks, Recreation, and Unified Pathways Master Plan?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: MUC 1.6, MUR 1.8, MUE 1.7