

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
MAY 14, 2015**

**AGENDA ITEM: F-3**

**FILE NO: HRC-15-045**

**STAFF AUTHOR:** Kathe Green, Assistant Planner

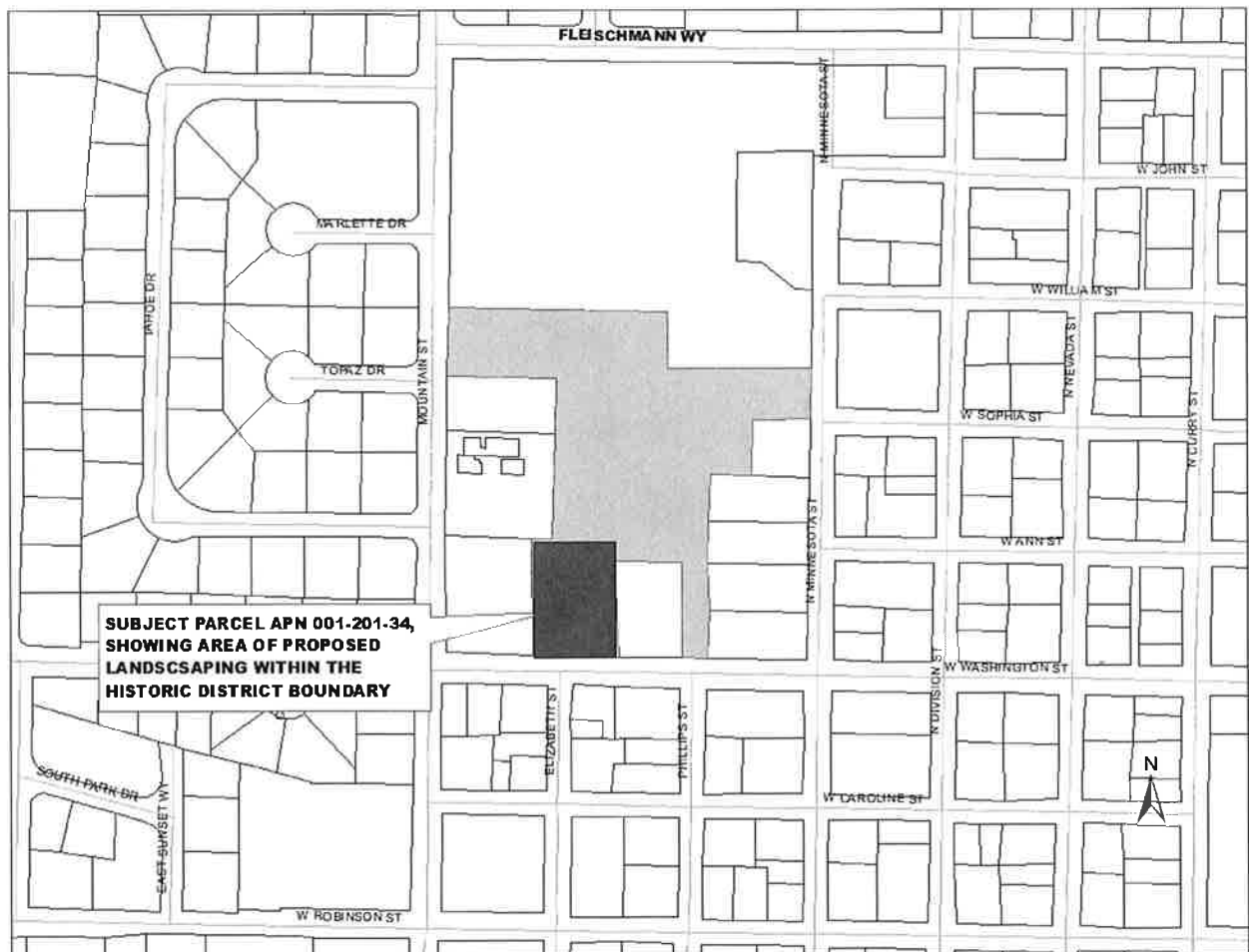
**REQUEST:** Approval of a request from Prestige Care, Inc. (owner: Carson Tahoe Hospital) for landscape improvements within the Historic District for a previously approved Special Use Permit (SUP-14-162), on property zoned Multi-Family Apartment (MFA) located at 1001 Mountain Street, APN 001-201-34.

**APPLICANT:** Prestige Care, Inc.

**OWNER:** Carson Tahoe Hospital

**LOCATION/APN:** 1001 Mountain Street/001-201-34

**RECOMMENDED MOTION:** "I move to approve HRC-15-045, a request from Prestige Care, Inc., (property owner: Carson Tahoe Hospital) to allow landscape improvements within the Historic District for a previously approved Special Use Permit, (SUP-14-162) on property zoned Multi-Family Apartment, located at 1001 Mountain Street, APN 001-201-34, based on the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines and with Historic Resources Commission Policies."



## **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 any building permit application.
6. Approval is based on upon the project complying with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance.
7. The applicant shall use the materials approved by the HRC as it relates to this project.
8. Exterior illumination measures shall be submitted to the Planning Division prior to installation.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project).

**MASTER PLAN DESIGNATION:** Mixed Use Residential

**ZONING:** Multi-Family Apartment (MFA)

### **PREVIOUS REVIEWS:**

- GM-14-163, SUP-14-162, ZMA-14-16 – Related to the approved Prestige Care congregate care facility
- LLD-14-049 – Lot Line Deletion recorded to make four parcels into one (under 001-201-15, -16, -26, & -27)
- MPR-14-042 – Major Project Review for proposed congregate care facility
- U-99/00-7 – Special Use Permit for Carson-Tahoe Hospital Master Plan
- MPA-99/00-1 – Master Plan Amendment to change from Office to Public Regional
- U-08/99-55 – Special Use Permit to allow a public parking lot
- Z-98/99-5 – Zoning Map Amendment from Residential Office to Public
- MPR-91/92-9 – Major Project Review for Nevada Cares facility
- U-87-51 – Special Use Permit for funeral home
- H-86-2 – Annexation of property into the Historic District
- PM-08-114 – Parcel-Map to create two parcels
- LLA-07-016 – Lot Line Adjustment
- V-94/95-9 – Variance to reduce required setback
- V-88/89-6 – Variance to reduce required setback

- U-86-27 – Special Use Permit for medical radiation therapy center
- U-81-21 – Special Use Permit for signage

## **DISCUSSION:**

The existing site is zoned Multi-Family Apartment (MFA). The subject parcel is 4.932 acres or 214,820 square feet in size, but only approximately 37,000 square feet of the site is in the Historic District. The location under discussion is a vacant area north of Washington Street between two existing office buildings. There are no structures or improvements on the site. The applicant is proposing to preserve existing trees on site, dependent on final grading elevations for the project and evaluation by a Certified Arborist. In addition, preserved trees shall be pruned for health and safety concerns based on the recommendations of a Certified Arborist. The applicant has submitted a landscaping plan showing the area is proposed to be low and medium maintenance landscape improvements. The plan is limited to landscaping and fencing only. No new structures are proposed within this area. The site plan shows an open area or park, with a walking path constructed of decomposed granite.

No history is currently available related to commercial or residential development of this portion of the site in the past.

The Historic District Standards state, in part that:

### **5.25 Guidelines for Landscape Elements**

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by “L” shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. Two unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the street and the sidewalk. These should be retained.

#### **5.25.1 Guidelines for Historic Properties**

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

#### **5.25.2 Guidelines for New Construction**

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

**PUBLIC COMMENTS:** Public notices were mailed to adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on May 1, 2015. As of May 6, 2015, no comments have been received in favor or opposed to 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:**

- Development Engineering has no preference or objection to the request. It should be noted that this area is in an AO FEMA flood zone with a two foot flood depth.

**Building Division comments:**

- Building Division reviews are not required for landscape work. See work exempted under 15.05.020 Section 105.
- All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.020.
- Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
- All contractors are required to carry State and local license.

With the recommended conditions of approval and based on upon the project complying with the Secretary of the Interior's Standards and Guidelines, 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-15-045 subject to the recommended conditions of approval within this staff report.

**Attachments:**

Site Photos

Building Division comments

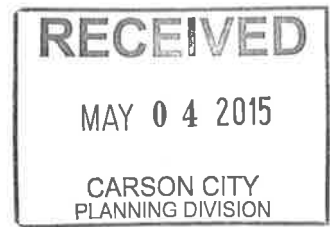
Engineering Division comments

Application HRC-15-045









May 4, 2015

HRC-15-45:

1. Building Division reviews are not required for Landscape Work. See work exempted under 15.05.020 Section 105.
2. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license.

Thanks.

***Shawn Keating***

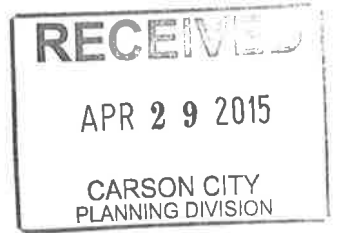
Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

***Shawn Keating CBO***  
Building Official  
Carson City Community Development Department  
Office 775-887-2310  
Fax 775-887-2202  
Cell 775-230-6623  
[skeating@carson.org](mailto:skeating@carson.org)





**Carson City Engineering Division**  
**Historic Resources Commission Report**

1001 Mountain St

File Number HRC 15-045

**To:** Historic Resources Commission

**From:** Rory Hogen, E.I.

**Date:** April 29, 2015

**Subject Title:**

Review of a Historic Resources Commission application for landscaping and a fence at 1001 Mountain St, apn 01-201-34.

**Recommendation:**

Development Engineering has no preference or objection to the request. It should be noted that this area is in an AO FEMA flood zone with a 2 foot flood depth.

**Discussion:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.



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

A special use permit to allow The Prestige Care Facility was approved by the Planning Commission on January 28, 2015.

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

Reason for project:

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

  
Owner's Signature

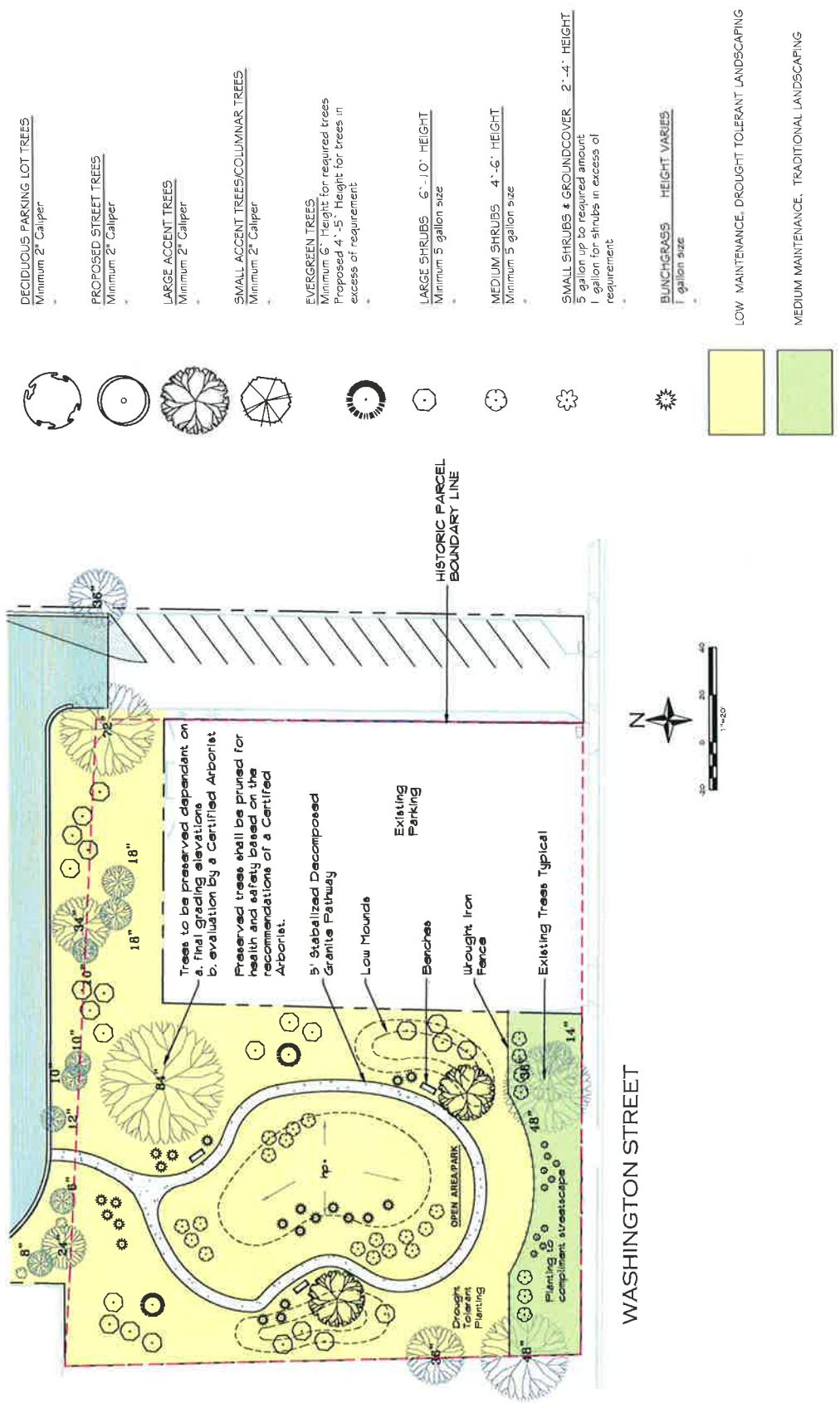
Ann Beck   
Owner's Printed Name

  
Applicant's/Agent's Signature

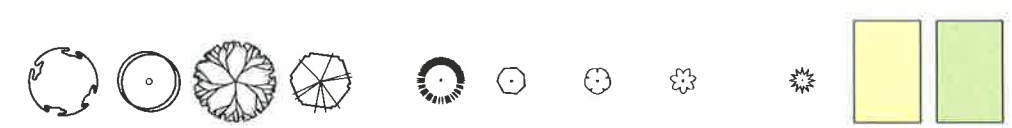
Christopher Baker  
Applicant's/Agent's Printed Name

**REVISION**


**DATE** APRIL 24, 2015  
**SCALE** 1" = 20'  
**DRAWN** SW  
**CHECKED** SW



- DECIDUOUS PARKING LOT TREES  
Minimum 2" Caliper
- PROPOSED STREET TREES  
Minimum 2" Caliper
- LARGE ACCENT TREES  
Minimum 2" Caliper
- SMALL ACCENT TREES/COLUMNAR TREES  
Minimum 2" Caliper
- EVERGREEN TREES  
Minimum 6" Height for required trees  
Proposed 4'-5' Height for trees in excess of requirement
- LARGE SHRUBS 6'-10' HEIGHT  
Minimum 5 gallon size
- MEDIUM SHRUBS 4'-6' HEIGHT  
Minimum 5 gallon size
- SMALL SHRUBS & GROUNDCOVER 2'-4' HEIGHT  
5 gallon up to required amount  
1 gallon for shrubs in excess of requirement
- BLUNCHGRASS HEIGHT VARIES  
1 gallon size



LOW MAINTENANCE, DROUGHT TOLERANT LANDSCAPING

MEDIUM MAINTENANCE, TRADITIONAL LANDSCAPING

WASHINGTON STREET