

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MAY 14, 2009**

AGENDA ITEM: F-3

FILE NO: HRC-09-031

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

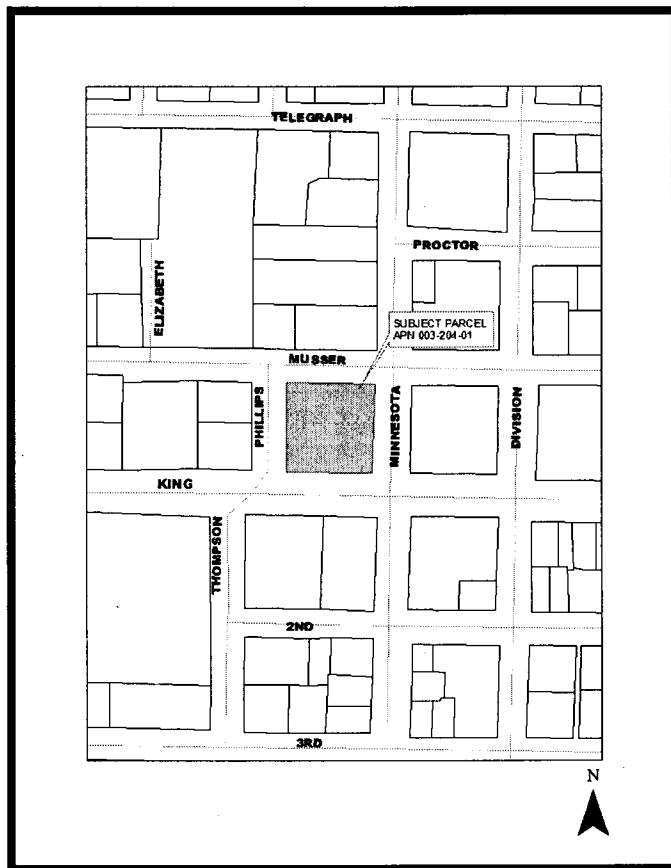
REQUEST: To allow installation and replacement of windows on property zoned Mixed Use Residential (MUR)

APPLICANT: Sonia Taggart

OWNER: Everest Holding, LLC

LOCATION/APN: 108 N. Minnesota Street / 003-204-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-09-031, a request from Sonia Taggart (property owner: Everest Holding, LLC.), to allow installation and replacement of windows, on property zoned Mixed-Use Residential (MUR), located at 108 N. Minnesota Street, APN 003-204-01, 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. A building permit will be required for the replacement windows if the window openings result in openings that are larger than the previous window openings. Please contact the Building Division for approximate fees, plans required, number of plans to submit and general assistance in the City's Building Permit process.

DISCUSSION:

This is a one-and-a-half story vernacular structure derives its style from the Greek Revival modes. The existing office structure was built prior to 1860 by William Stewart, the first U.S. Senator from Nevada. The structure was sold to the Catholic Church in 1917 and used as a rectory. The vernacular structure is an important representative of the stone building tradition that is so much a part of Carson City's architectural heritage. It has been speculated that with most of the stone buildings in Carson City was probably from the Nevada State quarry.

Staff conducted a site visit on April 17, 2009, and documented the well manicured and amply landscaped site photographically.

The applicant is proposing to replace all windows in the structure with:

- New wood, double-hung insulated and low E glass windows. or
- New vinyl single hung, Low-e366, Argon Gas windows.

Per the information provided by the applicant, the existing windows allow drafts and cold air to enter the structure. Per the applicant, the existing windows cannot be repaired due to the age, brittleness and poor existing condition. The wide window trim will remain. The existing windows are two over two. The applicant will accept direction at the meeting from the Historic Resources Commission regarding the preferred replacement window product of the existing windows on site.

5.16 Guidelines for Windows

The majority of buildings in the Historic District are characterized by 19th century styles of architecture. Basic design characteristics of these styles are symmetrically placed, vertically proportioned windows. Houses built in the 1930's to 1960's used in addition to the above, metal framed windows such as casements and picture windows.

5.16.1 Guidelines for Historic Buildings

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

PUBLIC COMMENTS:

Public notices were mailed to 10 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 08, 2009, 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, and no recommended conditions of approval.

Building Division comments:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Replacement of windows and sashes

General Plan Submittal

1. Door and window replacement when the opening size and location remain the same are exempt from the permit process. (CCMC 15.05.020 Section 105.2 Building #15)

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve HRC-09-031 subject to the recommended conditions of approval within this staff report. Staff will encourage the HRC to assist the applicant with the selection of an appropriate window treatment for the subject site (see examples provided by the applicant).

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

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MAY 05 2009

CARSON CITY
PLANNING DIVISION

Carson City Engineering Division Historic Resources Commission Report

108 N. Minnesota Street
File Number HRC 09-031

TO: Historic Resources Commission

FROM: *JS* Jeff Sharp, City Engineer

DATE: May 5, 2009

SUBJECT TITLE:

Review of Historic Resources Commission application for new windows for existing single family residence located at 108 N. Minnesota Street. This property is owned by Everest Holding, LLC. APN # 003-204-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

H:\EngDept\P&E\SHARE\Engineering\HRC\HRC 09-031, 108 N Minnesota St, Windows, 003-204-01.doc

File # (Ex: MPR #07-111)	<i>HRC 09-031</i>
Brief Description	<i>Window replacement</i>
Project Address or APN	<i>108 N Minnesota</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>May 7, 2009</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Replacement of windows and sashes

General Plan Submittal

1. Door and window replacement when the opening size and location remain the same are exempt from the permit process. (CCMC 15.05.020 Section 105.2 Building #15)

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us

FILE # HRC - 09 - HRC - 09 - 031

PROPERTY OWNER

Everest Holding, LLC

MAILING ADDRESS, CITY, STATE, ZIP

108 N. Minnesota Street, Carson City NV 89703

PHONE # 775 882-9900

FAX # 775-883-9900

E-MAIL ADDRESS

sonia@legalntt.com

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

PHONE #

Sonia Taggart

MAILING ADDRESS, CITY, STATE ZIP

108 N. Minnesota St., Carson City NV 89703

PHONE # 882-9900

FAX # 883-9900

E-MAIL ADDRESS sonia@legalntt.com

Project's Assessor Parcel Number(s):

003-204-01

Street Address

ZIP Code

108 N. Minnesota St. Carson City 89703

Project's Master Plan Designation

Mixed use (MUR)

Project's Current Zoning

Residential Office (RO)

Nearest Major Cross Street(s)

King

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.

Remove existing sash windows and replace with
wood clad or vinyl windows.

Proposal 1: Double hung wood clad windows
by Eagle Windows

Proposal 2: Double hung vinyl windows by Empire
Pacific. All windows with 30/30
Energy Package

Removal + Replacement to be performed by
Capital Glass, Inc.

FOR OFFICE USE ONLY:

RECEIVED

APR 02 2009

CARSON CITY
PLANNING DIVISION

**HISTORIC RESOURCES
COMMISSION**

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)
- Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

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

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: Windows are in poor condition. Large air gaps allow cold air into ~~window~~ building during winter and warm air into building during summer. Windows cannot be repaired due to age, brittleness, and poor condition.

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.

Sonia E. Taggart for Everest Holding
Owner's Signature Applicant's/Agent's Signature

Sonia E. Taggart
Owner's Printed Name Applicant's/Agent's Printed Name

PROPOSAL #1

Proposal

Capital Glass, Inc.

2951 N. Deer Run Road, Ste 1 Carson City, Nevada 89701
 NV Lic. #10139, CA Lic. #811436
 Webpage: www.capitalglassnv.com

Phone: (775) 883-6401
 Fax: (775) 883-6584
 Email: DCowan@capitalglassnv.com

Proposal Submitted To:	Taggart & Taggart	Phone:	882 - 9900	Date:	3/6/09
Attention:	Paul or Sonja	Fax:	883 - 9900		
Street Address:		Job Name:	Office		
City, State, Zip:		Job Location:	108 N Minnesota Carson City, NV		
Architect:	Date of Plans:	Plan #:		Spec #:	

*We hereby submit specifications and estimates for:
 Furnish & Install*

23 - New Wood Windows By Eagle Windows

18 - 36" x 77" Double Hung, Clear over Low-e Insulated Glass

5 - 36" x 61" Double Hung, Clear over Low-e Insulated Glass

Interior stain or paint grade pine

Interior trim to be chosen by owner

Exterior metal clad color to be picked by owner

Total \$ 28,750.00

Standard Exemptions:

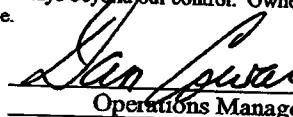
Capital Glass shall not be responsible for protection of installed materials, cleaning of glass, metal or for damage to our materials by acts of God, thermal stress, vandals or other crafts. Capital Glass shall not be responsible for engineering, sizing, supplying or installing any structural materials. This proposal is based upon adequate anchoring support being provided at perimeter. Structural support shall be by others. Unless specifically noted by Capital Glass, bonding, shop drawings, special testing, field-testing and/or mock-ups are exempted.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
 US Dollars \$ 28,750.00

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature:



Title:

Operations Manager

Printed Name:

Dan Cowan

Note: This proposal may be withdrawn by us if not accepted within

30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature:

Printed Name:

Title:

Authorized Signature:

Printed Name:

Title:

Date of Acceptance:



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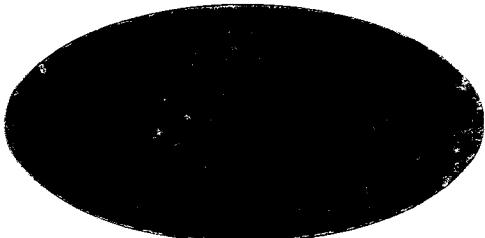
Performance Results

Test	2604 Criteria	Performance
Pencil Hardness	F+	3H Exceeds Specs
Adhesion		
• Cross Hatch Adhesion	No film removal	Pass
• Wet Adhesion	No film removal or blistering after 24 hours immersion at 100°F	Pass
• Boiling Water Adhesion	No film removal or blistering after 30 minutes in boiling water	Pass
Impact Resistance, Direct	No film removal after .10" metal deformation	Exceeds (No film removal or cracking)
Abrasion Resistance	Falling sand resistance = 20-liters/dry mil coating	Pass
Chemical Resistance		
• Muriatic Acid	No blistering	Pass
• Mortar Resistance	Mortar and lime easily removed	Pass
• Nitric Acid	No color change	Pass
• Window Cleaner Resistance	No blistering, no appearance change	Pass
• Detergent Resistance	No blistering, no appearance change	Pass
Corrosion Resistance		
• Humidity	3000 hours, 100°F, 100% RH	Pass
• Salt Spray	3000 hours, 5% concentration	Pass
Weathering	5 years South Florida for all	
• Chalk	No less than rating of 8	Pass
• Fade	No more than 5 Hunter Units	Pass
• Gloss	No less than 30% retention	Exceeds

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Warranty Information

The Eagle 20/10 Transferable Limited Warranty covers exterior finishes for 10 years against chalking and color change and 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion. See the complete Eagle 20/10 Transferable Limited Warranty for details.



Eagle Window & Door

2045 Kerper Blvd.
Dubuque, IA 52001
TEL 563.556.2270 FAX 563.556.4408

For more information, or for the dealer nearest you, call 800.453.3633 or visit EagleWindow.com

Proposal

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City, State, Zip:		Job Location:	108 N Minnesota Carson City, NV		
Architect:	Date of Plans:	Plan #:		Spec #:	

We hereby submit specifications and estimates for:

Furnish & Install

New Vinyl Windows By Empire Pacific 4200 Series
 Brown Exterior – White Interior
 All windows with 30/30 Energy Package

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5 – 36" x 61" – Single Hung, Low-e 366, Argon Gas

Total \$ 15,500.00

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Capital Glass shall not be responsible for protection of installed materials, cleaning of glass, metal or for damage to our materials by acts of God, thermal stress, vandals or other crafts. Capital Glass shall not be responsible for engineering, sizing, supplying or installing any structural materials. This proposal is based upon adequate anchoring support being provided at perimeter. Structural support shall be by others. Unless specifically noted by Capital Glass, bonding, shop drawings, special testing, field-testing and/or mock-ups are exempted.

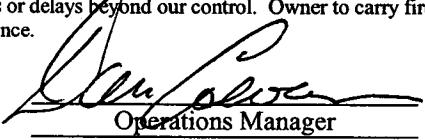
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Title:

Operations Manager

Printed Name:

Dan Cowan

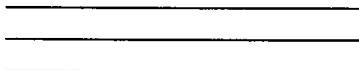
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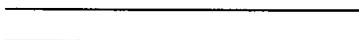
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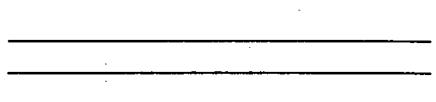
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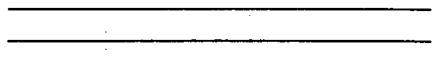
Title:



Authorized Signature:



Printed Name:



Title:



Date of Acceptance:



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This the Ultra Efficient Energy package. This package included Duralite® spacer system, Argon gas filled IG and the ultimate performance LoE 366 glass. This package will meet a .30 U-value and a .30 Solar Heat Gain or better.



This package will meet all the requirements for rebates as stated in the American Recovery and Reinvestment Act of 2009. It may also qualify for many public utility rebates, please check with your local utility for details.

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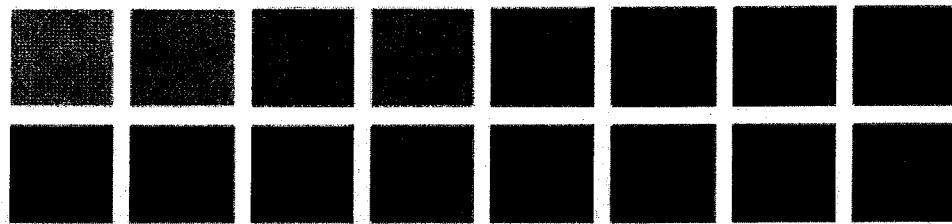


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*actual color will vary

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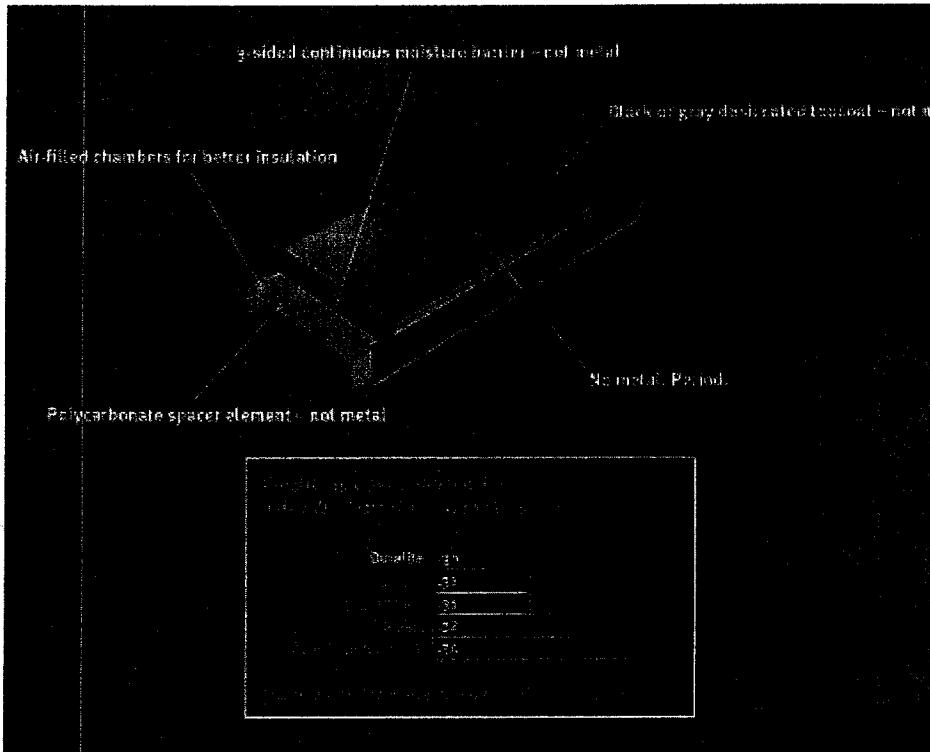
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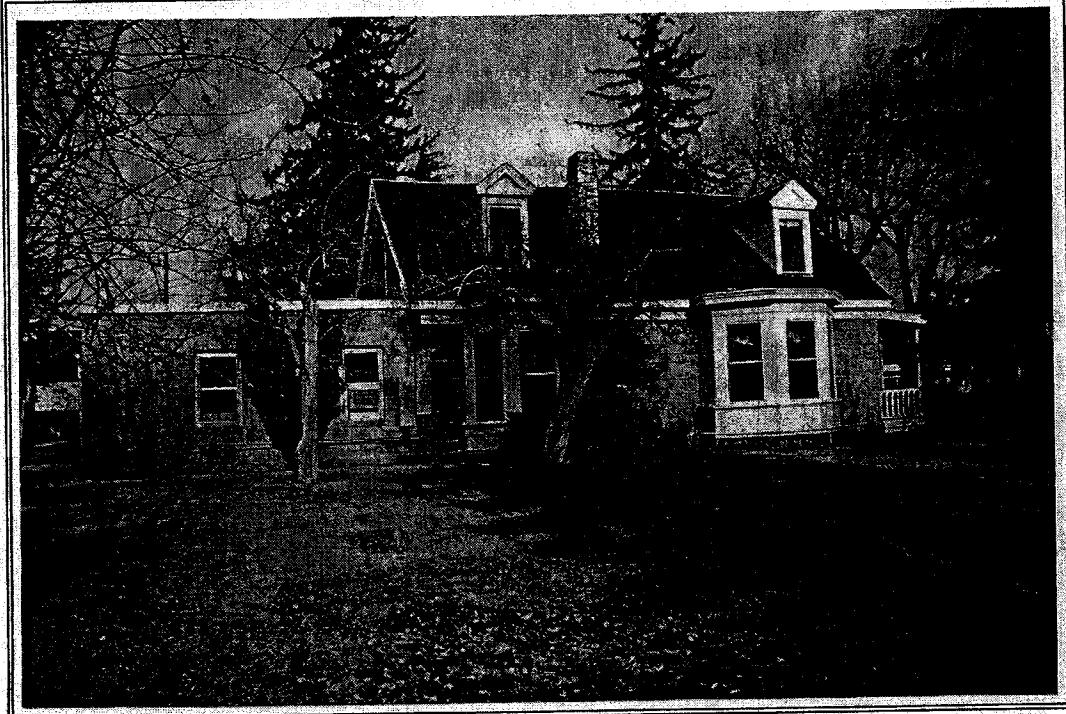
FRONT VIEW OF THE OFFICE FACING WEST



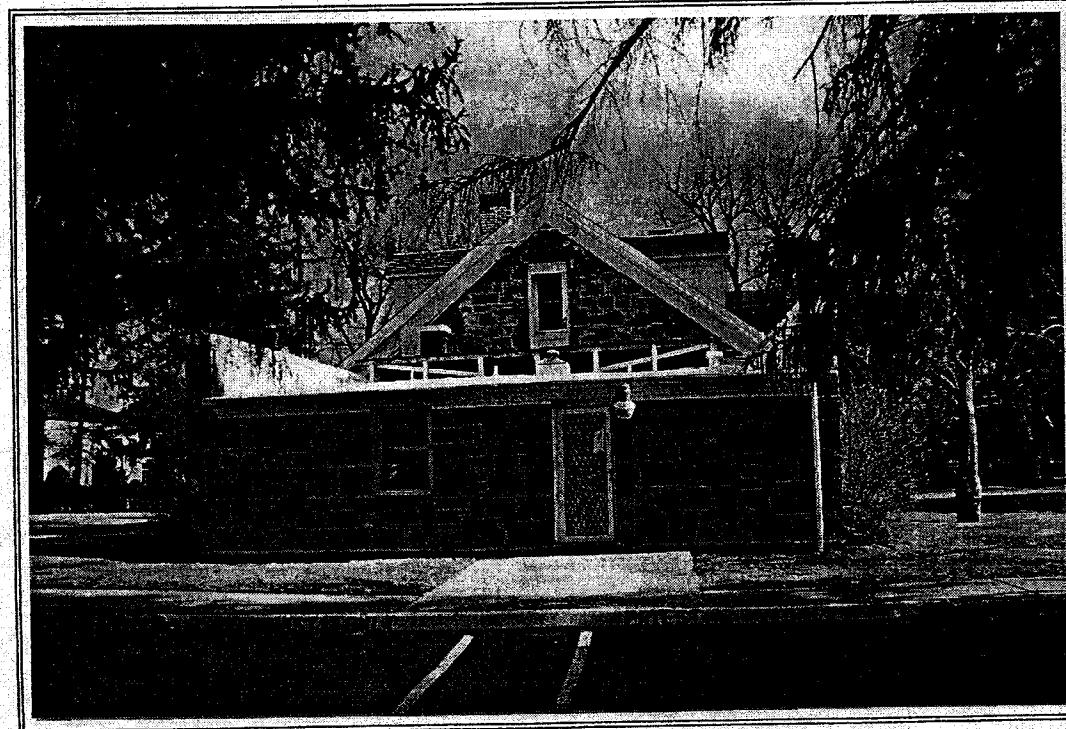
NORTH SIDE OF THE OFFICE FACING SOUTH

DANIEL A. LECK, MAI
REAL ESTATE APPRAISER

SUBJECT PHOTOGRAPHS



SOUTH SIDE OF THE OFFICE FACING NORTH



REAR VIEW OF THE OFFICE FACING EAST

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 108 North Minnesota APN 3-204-01
2. Common Name: St. Teresa of Avila Rectory
3. Historic Name: Stewart Nye Residence
4. Present Owner: Roman Catholic Church
5. Address (if not occupant): _____
6. Present Use: rectory Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this vernacular building is stylistically influenced by Greek Revival modes. Constructed of ashlar stone, the roof is gabled with two dormers projecting from each half of the gable. Two slanted bays facing south and one slanted bay facing north are of paneled wood with windows in three of the five sides. Stone parapets on the north and south facades shield shed roofed rear extensions. Cornice moldings punctuate the flat roofs of the bay and the plain frieze which encircles the main portion of the structure helps define the roof line.

A shingled skylight in the roof has been added. The slanted bay farthest to the west was an early addition. A deck and solid fencing have been added at the second floor rear. The house has recently been restored, including the repointing of the stone masonry.

A gabled one story garage with lean-to additions stands at the rear. A very small gambrel roof tin outbuilding stands on the north side of the property.

RELATIONSHIP TO SURROUNDINGS:

Although smaller than 400 West King across the street, the structure is compatible to adjacent structures in terms of massing, material, and style.



Street Furniture: ---

Landscaping: hedge surrounds the property, large mature evergreens, large elms on Minnesota

Architectural Evaluation: PS NR X

District Designation: PD 2 NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____Zoning Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

office/residential/church

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1860 ~~approx. 1860~~ Estimated _____ Factual Source: C.C. Historic Cook BookIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Important both historically and architecturally, this structure is an important visual symbol of Carson City's heritage.

Built in approximately 1860 by William Stewart, the first U.S. Senator from Nevada, the home was remained in the ownership of important local figures. Stewart sold the house to James Nye who was the first governor of the Nevada territory and the second U.S. Senator from Nevada. Before being sold to the Catholic Church in 1917, the home was owned by Chief Justice George Talbot.

The vernacular structure is an important representative of the stone building tradition that is so much a part of Carson City's architectural heritage. The basic form of the structure is simple and the wide gable suggests Greek Revival design origins. The angled bays and dormers provide a counter point of interest in the side elevations. The relatively heavy design of the wooden bays is appropriate to the character of the house with its stone construction. The structure is an important and early example of the use of stone for residential purposes. As was the case with most of the stone buildings in Carson City, the stone for this structure was probably from the State Prison quarry. The structure has an interesting character derived from the simplicity and elegance of forms of Greek Revival and the rustic quality of the rubble stone.

SOURCES:

Carson City Historic Cookbook

1875 Bird's Eye View Map

Historic American Building Survey, 1974

Carson City Historic Tour

Noreen Humphreys

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

SITE MAP

