

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
DECEMBER 11, 2014**

FILE NO: HRC-14-153

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

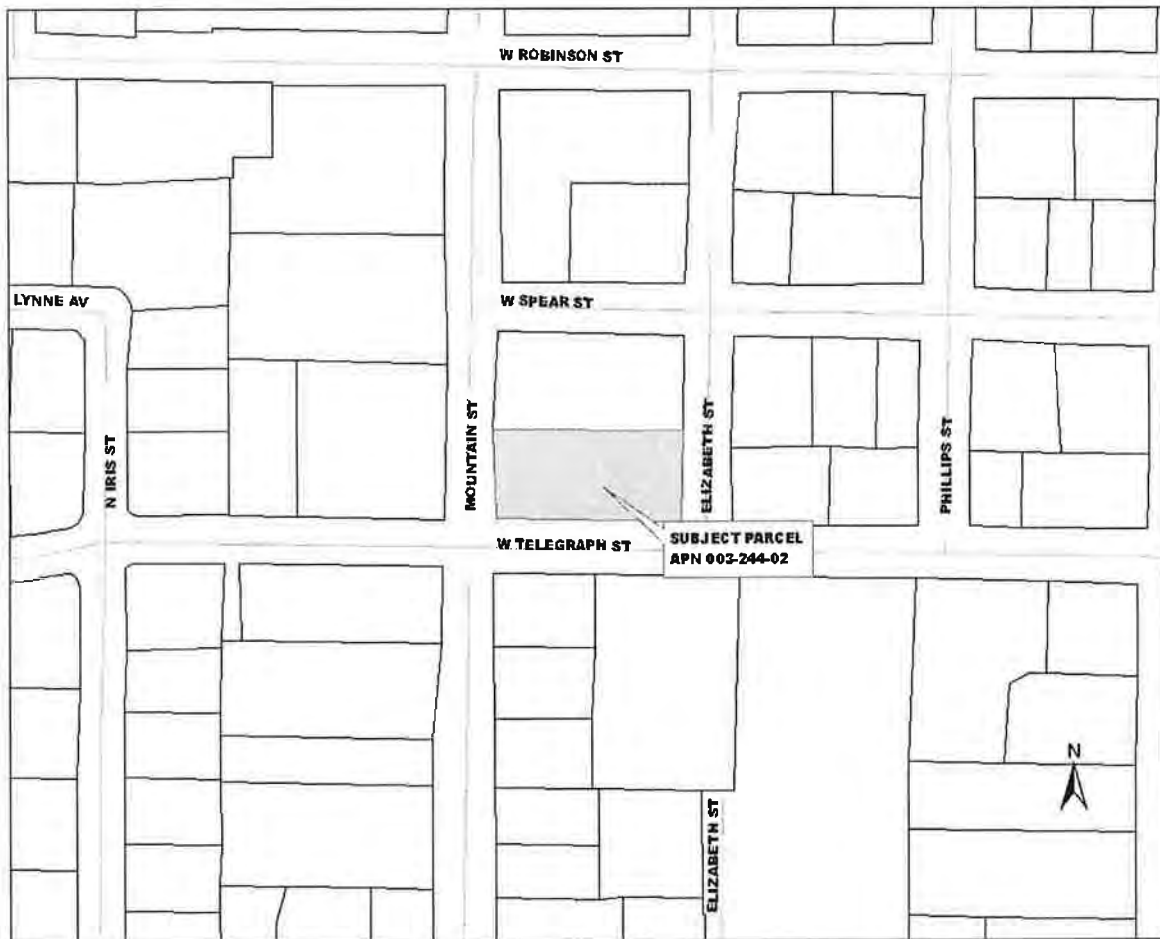
REQUEST: To consider a request from property owner Philip Hersey to construct a detached garage including the installation of roof-mounted solar shingles on property zoned Single Family 6,000 (SF6), located at 700 W. Telegraph Street, APN 003-244-02.

OWNER/APPLICANT: Philip Hersey

LOCATION: 700 W. Telegraph Street

APN: 003-244-02

RECOMMENDED MOTION: “I move to approve HRC-14-153, a request from property owner Philip Hersey to construct a detached garage including the installation of roof-mounted solar shingles on property zoned Single Family 6,000 located at 700 W. Telegraph Street, APN 003-244-02 based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plans.
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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. This approval is for a new detached garage with solar shingles attached only to the south-facing roof as shown on the plans and in the application provided. Substitution of different solar equipment will require additional review by the HRC.
6. The solar shingles shall be black to blend with the new black asphalt composition roof shingles and shall be flush with the roof. All solar shingle support structures and conduits shall blend into the surrounding features of the detached garage historic property.
7. The solar shingles shall maintain a setback of at least one foot from all edges of the roof.
8. The 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. The proposed garage requires plans, and possibly calculations, to be submitted for review and approval, prior to permit issuance and inspection. The building shall be designed to withstand seismic, wind and snow loads. This may require that the structure be designed by a registered design professional.
9. At the time of plan submittal, please provide a third party listing approval, such as (but not limited to) Underwriters Laboratory (UL) or International Code Council Evaluation Service (ICC ES) for the solar array shingles proposed to be installed on the roof. The approval shall address the solar array shingles as both a roof covering and photovoltaic device and should also include the manufacturer's installation instructions.
10. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Photovoltaic (Solar Electrical) Systems*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
11. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Building Permit application.

12. The solar shingles and all accessory equipment shall be removed from the site if and when the use is abandoned or non-operational for a period of more than one year.
13. HRC approval is based upon the project complying with the 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 with the Secretary of the Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6,000 (SF6)

PREVIOUS REVIEWS:

- HRC-14-142 – Historic Resources Commission application for solar panels on main structure (application rescinded and resubmitted under the current application, HRC-14-153).
- HRC-04-180 – Historic Resources Commission application to replace porch sections.
- H-02/03-17 – Historic Resources Commission application to expand boardwalk and install lattice.
- H-02-03-16 – Historic Resources Commission application for wood picket fencing.
- H-02/03-15 – Historic Resources Commission application to replace porches.

DISCUSSION:

The subject property, also known as the Bicknell House, is a 2,090 square foot one-story vernacular structure with no strong stylistic leanings according to the 1980 Carson City Historic Resources Inventory. The building's form derivation is Greek Revival but also reflects Italianate designs. The inventory dates the home's construction sometime in the 1860s, but the Carson City Assessor's office states that the structure was constructed in 1874.

The applicant is proposing to construct a 576 square foot detached garage on the southwest portion of the property, also considered the rear of the property, adjacent to both Mountain and West Telegraph Streets. The garage will be 24 feet wide by 24 feet deep and 19 feet high and will be constructed of shiplap siding and black asphalt composition shingles to match the main house. It is proposed to have the gable facing the rear of the property at Mountain Street, with the roof slopes facing the north and south, or the adjacent property to the north and West Telegraph Street, respectively. The garage doors are proposed to face the north of the lot and will be accessed by an addition to the current rear driveway at the northwest corner of the property. The garage doors will consist of swing-open doors similar to the picture provided by the applicant, but will be painted rather than distressed as shown. The windows for the garage will consist of salvaged, double hung windows and the man door for the garage will be a salvaged door with a six-pane window.

The new driveway dimensions are approximately 20 feet wide by 30 feet long for an approximate total size of 600 square feet. The driveway is proposed to be constructed of red ceramic brick to match the existing patio. The applicant has indicated that he realizes the ceramic brick is not a typical driveway surface, but that he does not intend to drive

vehicles on it regularly, and rather use the garage for storage and workspace. Structures or equipment that are proposed to be removed to accommodate the construction include a gazebo (constructed in 1995), deck and hot tub. None of these existing elements are considered historic. The existing detached corrugated metal carriage house is proposed to remain.

The applicant's request also includes the installation of a 16 foot by 22 foot solar array consisting of Building Integrated Photovoltaic (BIPV) solar shingles on the south roof slope of the proposed garage, which would face West Telegraph Street. The solar shingles are black and will mount flush with the adjacent roof material, rather than the more common solar panels that are mounted to the roof on top of the existing materials, and usually with a gap of up to six inches between the panel and the roof. The applicant has selected these shingles to ensure a more seamless look in the roof, which he feels is a more desirable option in the Historic District. The applicant proposes that there will be a one foot setback from the edge of the roof to the solar shingles on all four sides.

The applicant appeared before the Historic Resources Commission (HRC) on November 13, 2014 with a project that proposed solar panels attached to the west-facing roof of the main structure. The application at that time made reference to a forthcoming detached garage proposed at the rear of the property, but it was not formally included in the application and could not be considered by the HRC. The HRC had concerns about the proposed location of the solar panels on the historic structure and discussed with the applicant why he hadn't proposed the solar panels on the forthcoming detached garage instead. The applicant stated that he didn't think the HRC would be amenable to such a proposal because the solar panels would face West Telegraph Street rather than the rear of the property and Mountain Street. Members of the HRC indicated that they would have a preference toward placing the solar panels on the detached garage because it is not a historic structure, and facing West Telegraph Street because it faces infill properties rather than the historic properties on Mountain Street. The applicant stated that he was open to suggestions from the HRC and had tried to structure his original application to ensure the HRC would find it acceptable. The HRC asked if the applicant would consider rescinding his application in favor of resubmitting a new application that included the detached garage with solar panels and a few of the members offered to provide assistance to the applicant. The applicant agreed and subsequently submitted the application that is before the HRC currently.

Staff would like to note that the applicant had previously mentioned that he had not been successful in finding solar shingles like those that are currently being proposed, but that they would have been his preference over more traditional roof-mounted solar panels he had originally proposed. Rescinding his previous application and resubmitting has allowed the applicant to locate the solar shingles he would prefer for the project to ensure better compatibility with the surrounding neighborhood.

Staff will address the proposed project as it relates to the Carson City Development Standards, Division 5 - Historic District Design Guidelines in two parts. The first will address the new construction of the proposed detached garage and the second will address the proposed placement of solar shingles on the new detached garage.

PROPOSED NEW CONSTRUCTION OF DETACHED GARAGE

The proposed detached garage will be a new building and falls under the Guidelines for New Construction in the Historic District Design Guidelines as outlined below:

5.27 Guidelines for New Construction

New construction which is appropriately designed is encouraged by the Carson City HRC. The Historic District should be an active and visual 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 size of the proposed detached garage at 24 feet wide by 24 feet long and 19 feet high, for a total of 576 square feet, is compatible with the existing neighborhood and consistent with surrounding buildings. It is both smaller and shorter than the main structure and is appropriately sized for an accessory structure of its type in the Historic District.

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 square shape of the proposed structure and the gabled roof are consistent and harmonious with the main structure on the site as well as other structures in the area.

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 front yard setback is not applicable for this accessory structure proposed at the rear of the property, but the side yard setback is proposed at 21 feet, which is significantly larger than the five foot required side yard setback in the Single Family 6,000 zoning district.

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.

The applicant is not proposing to substantially alter the site with this application. The proposed detached garage has been placed at the rear of the property, appropriately set back from all adjacent rights-of-way, and also set back from the existing main structure. The applicant is proposing red ceramic brick for a driveway surface, which is an extension of the existing red brick patio.

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 exterior siding for the detached garage is proposed to be shiplap like the main structure on the property. This is intended to blend with the existing building on the site and with others in the neighborhood.

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 rhythm and arrangement of the windows and doors on the detached garage are consistent with those typical of garages. Two swing-open garage doors are planned on the north side of the building, a single double pane window is proposed on the west side of the building, and two more double pane windows and a man door including six pane window are proposed on the east side facing the main structure.

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 complement the existing buildings in the area.

The details provided by the applicant indicate that the proposed detached garage is intended to be of relatively simple architecture, with shiplap siding, gabled roof with composition asphalt shingles, minimal windows and doors, and plain trim. This is intended to complement the main structure as well as be compatible with other properties in the immediate area.

5.27.8 Floor Elevations

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

The floor elevation of the proposed detached garage is consistent with other

attached and detached garages in the Historic District, which are generally at ground level.

After reviewing the proposed detached garage with the design requirements outlined in the Historic District Design Guidelines outlined above, staff finds that the project is consistent with the applicable sections and appropriate for the Historic District.

PROPOSED SOLAR SHINGLE PLACEMENT

Secretary of Interior Standards for Rehabilitation

The Historic District Design Guidelines address solar panel placement only very vaguely in Section 5.14 under Guidelines for Roofs by stating the following:

“New mechanical systems, solar panels and skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street in such a manner that no damage is done to any character defining features of the building.”

As a result, previous staff had required that applicants requesting solar panels address how the project meets the 10 Secretary of the Interior’s Standards for Rehabilitation. However, current staff feels that only two of these standards are specifically applicable to solar projects, Standards 2 and 9 as outlined below. Staff has also identified how the proposed solar panel project addresses each.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

The historic character of the property will be retained and preserved with this solar installation. The solar shingles are proposed on a non-historic accessory structure at the rear of the house, facing non-historic infill development to the south. Removal of historic materials is not proposed and features or spaces that characterize the property will not be altered.

Standards 9: New additions, exterior alternations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed addition of solar shingles on the south roof slope of the new detached garage will not destroy historic materials that characterize the property because the detached garage will not be considered historic. The proposed solar shingles will be compatible with the new detached garage by integrating directly into the roof surface rather than standing out on top of the roof surface. This also lends itself to being more compatible with the historic neighborhood in general as the shingles will not stand out as an obvious mechanical structure on the roof of the detached garage.

Additional Resources and Guidelines

Additionally, staff refers to Historic Preservation Brief #3 entitled *Improving Energy Efficiency in Historic Buildings* and the National Trust for Historic Preservation’s Design

Guidelines for Solar Installations for further guidance on solar panel installations. The specifics of these publications are outlined below along with staff's determination of how the proposed project addresses each:

Historic Preservation Brief #3: Improving Energy Efficiency in Historic Buildings:

Solar installations can be done on historic buildings but must:

1. Have minimal impact on historic roofing materials.

The solar installation is proposed on a new accessory building that will not be considered historic.

2. Preserve building character through limited visibility placement.

The character of the existing historic structure will be preserved as the solar shingles will be placed on a non-historic accessory detached garage proposed by the applicant. The shingles will face the West Telegraph Street side, which is generally infill development that is not considered historic.

National Trust for Historic Preservation, Design Guidelines for Solar Installations:

Key considerations (whenever possible):

1. Locate solar panels on the site of the historic resource.

In lieu of locating the proposed solar installation on site, the applicant has opted to install solar shingles on a non-historic accessory structure.

2. Locate solar panels on new construction.

The applicant is proposing to locate the solar shingles on the new construction of a detached garage.

3. Locate solar panels on non-historic buildings and additions.

The solar shingles are proposed to be located on a new, non-historic accessory detached garage.

4. Place solar panels in areas that minimize their visibility from a public thoroughfare.

The subject property has street frontages on three sides including Mountain Street, West Telegraph Street and Elizabeth Street. Minimizing the visibility from all three streets is not feasible because the solar installation would be on the north facing roof and would not be effective for energy generation. The applicant has proposed facing the solar shingles to the West Telegraph Street side because this side faces non-historic infill development rather than the historic properties that exist to the north and west of the subject property.

5. Avoid installations that would result in the permanent loss of significant, character-defining features of historic resources.

Installing the solar shingles on a new, non-historic accessory structure will avoid the loss of significant, character defining features of the main structure.

6. Avoid solutions that require or result in removal or permanent alternation of historic fabrics.

The solar installation will occur on a new building and will not result in the removal or alteration of historic fabrics.

7. Require low profiles.

The applicant is proposing black, solar shingles that will be installed flush with the roof.

8. On flat roofs, set solar panels back from the edge.

This is not applicable to the proposed project as the roof is not flat.

9. Avoid disjointed and multi-roof solutions.

A disjointed or multi-roof solution is not proposed.

10. Ensure that solar panels, support structures and conduits blend into the surrounding features of the historic resource.

The proposed solar panels are black and will be flush with the new black asphalt composition shingle roof, which will blend with surrounding features. Staff has recommended a condition of approval that any support structures and conduits also blend into the surrounding features of the detached garage and historic property.

PUBLIC COMMENTS:

Public notices were mailed to eight adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on November 25, 2014. As of the completion of this staff report, no comments have been received in response to the proposed improvements. 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.

Building Division Comments:

1. The proposed garage requires plans, and possibly calculations, to be submitted for review and approval, prior to permit issuance and inspection. The building shall be design to withstand seismic, wind and snow loads. This may require that the structure be designed by a registered design professional.
2. At the time of plan submittal, please provide a third party listing approval, such as (but not limited to) Underwriters Laboratory (UL) or International Code Council Evaluation Service (ICC ES) for the solar array shingles proposed to be installed on the roof. The approval shall address the solar array shingles as both a roof covering and

photovoltaic device and should also include the manufacturer's installation instructions.

Engineering Division Comments:

Development Engineering has no preference or objection to the request.

Based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, the Standards and Guidelines for Rehabilitation, and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards, it is recommended that the Historic Resources Commission approve the application submitted for HRC-14-153 subject to the recommended conditions of approval within this staff report.

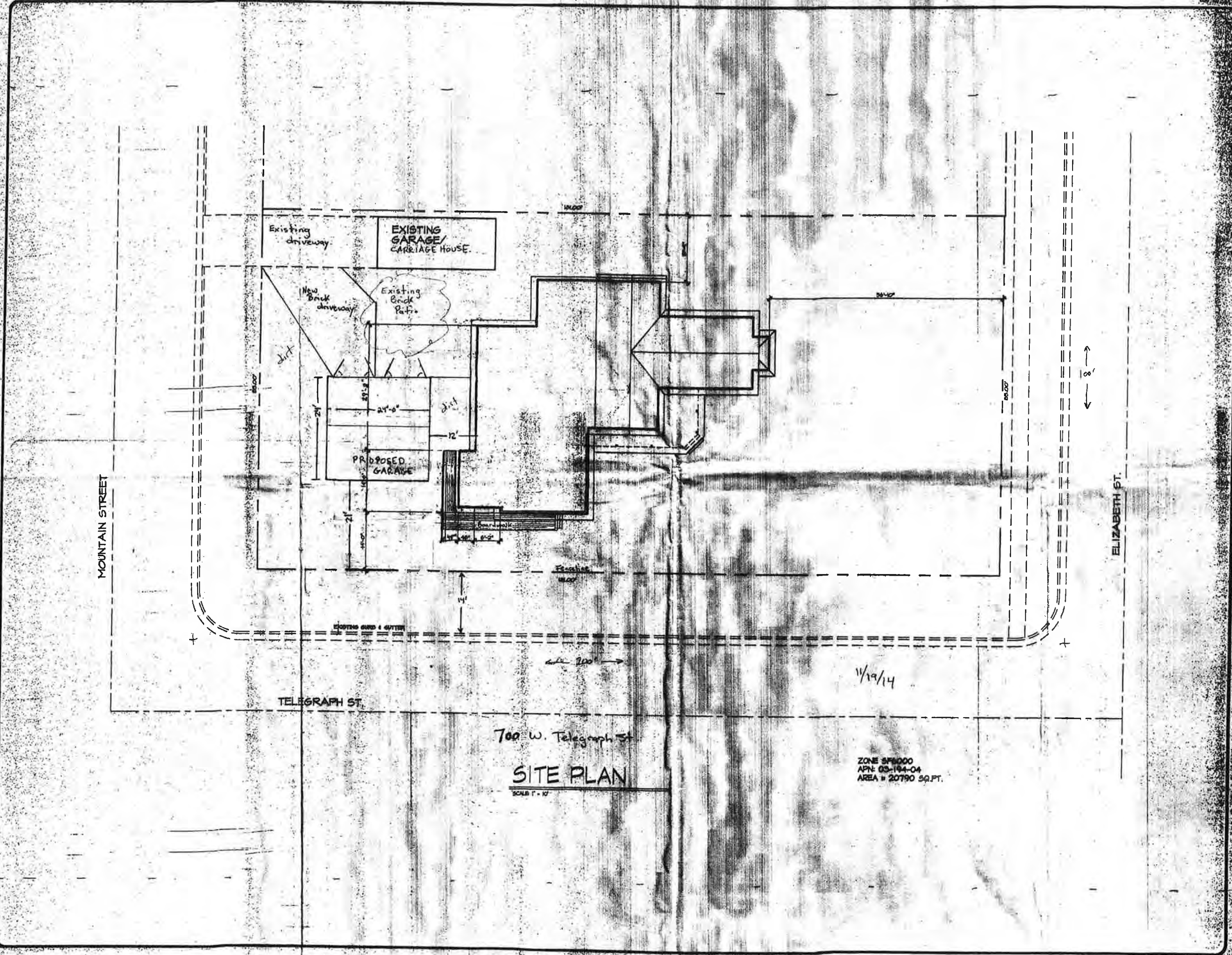
Attachments:

- Site Photos
- Revised Site Plan showing boundaries of new driveway
- Building Division Comments
- Engineering Division Comments
- 1980 Carson City Historic Resources Inventory
- 1988 Carson City Historic Resources Inventory (update to 1980 Inventory)
- Application (HRC-14-153)









Existing driveway

EXISTING GARAGE/CARRAGE HOUSE

New brick driveway

Existing Brick Patio

PROPOSED GARAGE

MOUNTAIN STREET

TELEGRAPH ST.

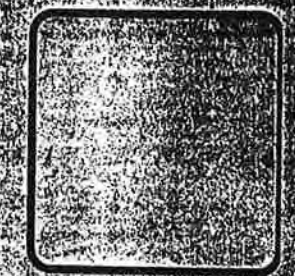
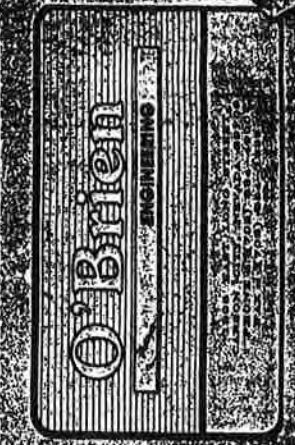
ELIZABETH ST.

700 W. Telegraph St

SITE PLAN
SCALE 1" = 10'

ZONE SF6000
APN 03-194-04
AREA = 20790 SQ. FT.

11/19/14



PROJECT TITLE
HERSEY RESIDENCE
700 W. TELEGRAPH ST.
CARSON CITY, NV 89701

OWNER:
PHIL HERSEY
700 W. TELEGRAPH ST.
CARSON CITY, NV 89701
PH: (702) 886-2222

DATE: 11/19/14

EXISTING SITE PLAN

SCALE: 1" = 10' (SEE DRAWING)

DATE: 11/19/14

NO.	REVISION

PROJECT NUMBER:
AUTOCAD FILE:
DRAWING NO. 07

November 26, 2014

Susan,

The following are my comments for the noted project:

HRC-14-153 –

1. The proposed garage requires plans, and possibly calculations, to be submitted for review and approval, prior to permit issuance and inspection. The building shall be designed to withstand seismic, wind and snow loads. This may require that the structure be designed by a registered design professional.
2. At the time of plan submittal, please provide a third party listing approval, such as (but not limited to) Underwriters Laboratory (UL) or International Code Council Evaluation Service (ICC ES) for the solar array shingles proposed to be installed on the roof. The approval shall address the solar array shingles as both a roof covering and photovoltaic device and should also include the manufacturer's installation instructions.

Ray Proffitt, CBO
Chief Building Official
Building Division
Carson City, NV
775-887-2310 – Main
775-283-7052 - Direct



Carson City Engineering Division
Historic Resources Commission Report
812 N. Division St.
File Number HRC 14-153

TO: Historic Resources Commission

FROM: Rory Hogen, E.I.

DATE: December 1, 2014

SUBJECT TITLE:

Review of a Historic Resources Commission application for the building of a detached garage at 700 W Telegraph, apn 03-244-02.

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. Construction must meet all requirements of the State of Nevada and Carson City, both on and off site.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 700 West Telegraph APN 3-244-02
- 2. Common Name: _____
- 3. Historic Name: C. Bicknell House
- 4. Present Owner: Albert Ripepi, et al
- 5. Address (if not occupant): P.O. Box 796; Carson City, Nevada
- 6. Present Use: vacant Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one story structure is a vernacular structure with no strong stylistic leanings. Its form derivation is Greek Revival and the paneled square bay reflects Italianate designs. Intersecting gables form the roof, the foundation is stone and concrete block, and the siding material is shiplap. The porch occurs in the building angle and is supported by chamfered posts. The entry door has a transom and sidelights and windows are two lights over two with projecting cornice moldings. A parapet wall screens the shed roof of the rear wing. The wing to the rear/south may be an early extension of the building as may the addition at the west/rear. The concrete block foundations are newer.

A A corrugated metal outbuilding stands at the back of the property.

RELATIONSHIP TO SURROUNDINGS:

The building is environmentally and architecturally compatible to the neighborhood.



Street Furniture: ---

Landscaping: garden once very form large Lombardy Poplars and other mature trees, large grounds

Architectural Evaluation: PS X NR _____
 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 SF6000 Public Works Project _____
Vandalism _____ Neglect X Other _____

ADJACENT LAND USES:
residential/school

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1860's Estimated X Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:

The structure is an interesting compositional example of its style and type, and still retains some good original detailing.

The building is similar to the adjacent building and both were said to have been originally owned by two brothers at which time the buildings were more alike. Governor Callcord was said to have lived in this structure.

SOURCES:

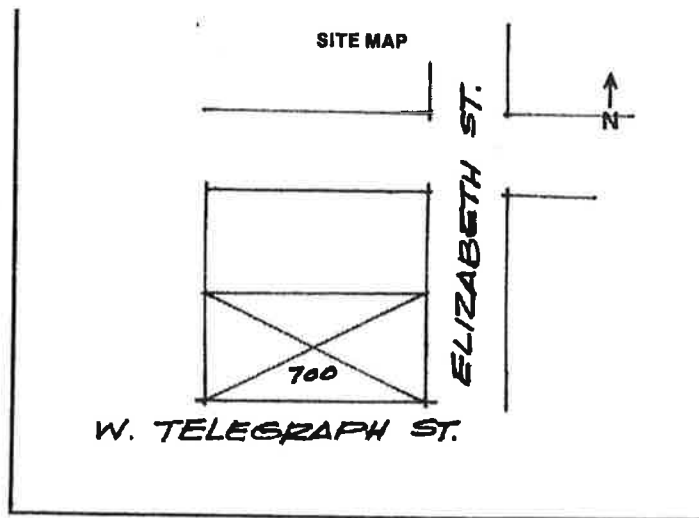
1875 Bird's Eye Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 700 West Telegraph 08 3-244-02
- 2. Common Name: _____ RIPEPI, ALBERT G ET AL
- 3. Historic Name: C. Bicknell House % KENDERLAND / MCFADDEN
- 4. Present Owner: Albert Ripepi, et al 1002 N CURRY ST
- 5. Address (if not occupant): P.O. Box 796; Carson City, Nevada CARSON CITY NV 89703
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one story structure is a vernacular structure with no strong stylistic leanings. Its form derivation is Greek Revival and the paneled square bay reflects Italianate designs. Intersecting gables form the roof, the foundation is stone and concrete block, and the siding material is shiplap. The porch occurs in the building angle and is supported by chamfered posts. The entry door has a transom and sidelights and windows are two lights over two with projecting cornice moldings. A parapet wall screens the shed roof of the rear wing. The wing to the rear/south may be an early extension of the building as may the addition at the west/rear. The concrete block foundations are newer.

A corrugated metal outbuilding stands at the back of the property.

RELATIONSHIP TO SURROUNDINGS:

The building is environmentally and architecturally compatible to the neighborhood.



Street Furniture: ---

Landscaping: garden once very formal large Lombardy Poplars and other mature trees, large grounds

Architectural Evaluation: PS X NR _____
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 SF6000 Public Works Project _____
Vandalism _____ Neglect X Other _____

ADJACENT LAND USES:
residential/school

PHYSICAL CONDITION:
Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 50 feet

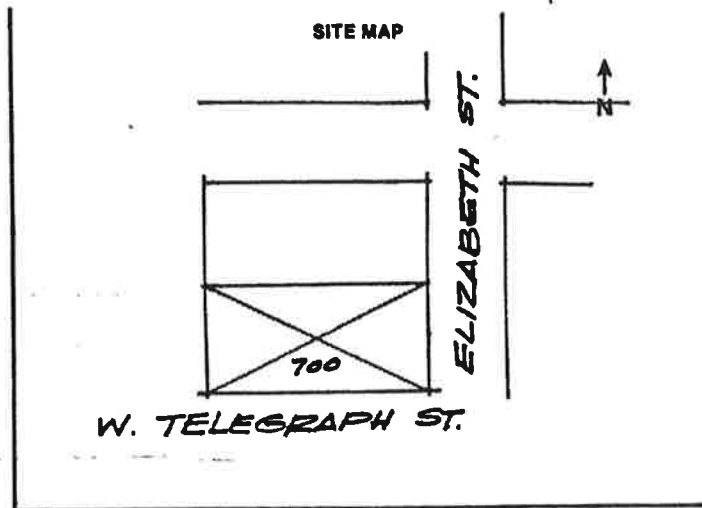
HISTORICAL BACKGROUND:

Architect (if known) _____
Builder (if known) _____
Date of Construction 1860's Estimated X Factual _____ Source: _____
Is Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:

The structure is an interesting compositional example of its style and type, and still retains some good original detailing.

The building is similar to the adjacent building and both were said to have been originally owned by two brothers at which time the buildings were more alike. Governor Callcord was said to have lived in this structure.



SOURCES:
1875 Bird's Eye Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

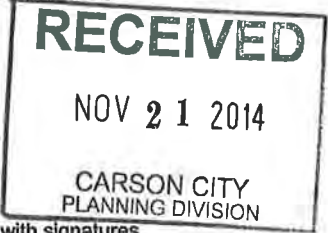
1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

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 - 14 - **HRC . 14 - 153**

HISTORIC RESOURCES COMMISSION



APPLICANT **Philip Hersey** PHONE # **775-225-1793**

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP
700 W. Telegraph Street, C.C. NV 89703

SUBMITTAL PACKET

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

EMAIL ADDRESS
phil.hersey@yahoo.com

PROPERTY OWNER **Philip Hersey** PHONE #

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
Same

EMAIL ADDRESS
Same

Submittal Deadline: See attached HRC application submittal schedule.

APPLICANT AGENT/REPRESENTATIVE **N/A** PHONE #

MAILING ADDRESS, CITY, STATE ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 003-244-02	Street Address 700 W. Telegraph St. Carson City NV	ZIP Code 89703
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Project's Master Plan Designation garage w/solar array	Project's Current Zoning SF6000	Nearest Major Cross Street(s) mountain / telegraph
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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.

Build new garage in backyard, 24'x24'x19', doors facing north, solar array on south facing approx. 16x24 roof. Solar array to utilize BIPV (building integrated photo voltaic) solar shingles mounted directly to roof surface mfd. by Certainteed, Apollo II (not rack mounted solar panels). Existing corrugated metal carriage house to remain. Gazebo (not historic, circa 1995) to be removed. Hot tub and deck to be removed. Siding to match shingles of house. Windows double-hung (salvage). Main door salvage with 6 panes. Garage doors (2) swing open type made as attached (painted, not distressed). 1' set back on rectangular black solar array surrounded with black asphalt composition shingles. Driveway red ceramic bricks expanding existing patio to reach existing driveway to street.

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:
circa 1995 gazebo

Reason for project:
Storage, historic car and misc. Free solar power.

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.

Philip O. Hersey
Owner's Signature

Philip Hersey 11/19/14
Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name



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HRC - 14 - 153

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Apollo II Solar Roofing - Radiant energy...Brilliant Looks In our highest producing solar shingle.

System Benefits

Apollo II Solar Roofing System is the pinnacle of energy production, using monocrystalline silicon solar cells to capture and convert more solar energy per square foot than any other CertainTeed solution.

Features and Benefits

Apollo II Solar Roofing is the versatile solution for maximum power and flexibility in installation directly on new or existing roofs.

- **Efficiency:** 14 high-efficiency monocrystalline silicon solar cells per module for a power rating of 60 watts per module.
- **Low profile:** The slim profile provides a clean integrated look that a rack mounted system cannot match.
- **Lightweight:** No need for structural reinforcements or analysis. Each module weighs only 12 pounds or about as many pounds per square foot as a typical asphalt shingle.
- **Load rating:** Modules are rated to 250 pounds per square foot.
- **Wind resistance rating:** Apollo II roofing systems achieve a 110 mph wind resistance rating.
- **Water handling:** Water channels and raised fastener locations further improve the integrity of Apollo II as a roofing system.
- **Wire management:** Open space under the modules allows for easy wire/installation and eliminates the possibility of wires being pinched between the module and the roof deck.
- **Aesthetics:** Black (frame) on black (cells) on black (backsheet) provides a greater aesthetic and visually blends with the surrounding roof.

Benefits In Your Bill...and In Your World

Apollo II makes you master of the sun with a system that harnesses more energy per square foot than any other, significantly decreasing your home's draw on the grid and reducing carbon emissions.

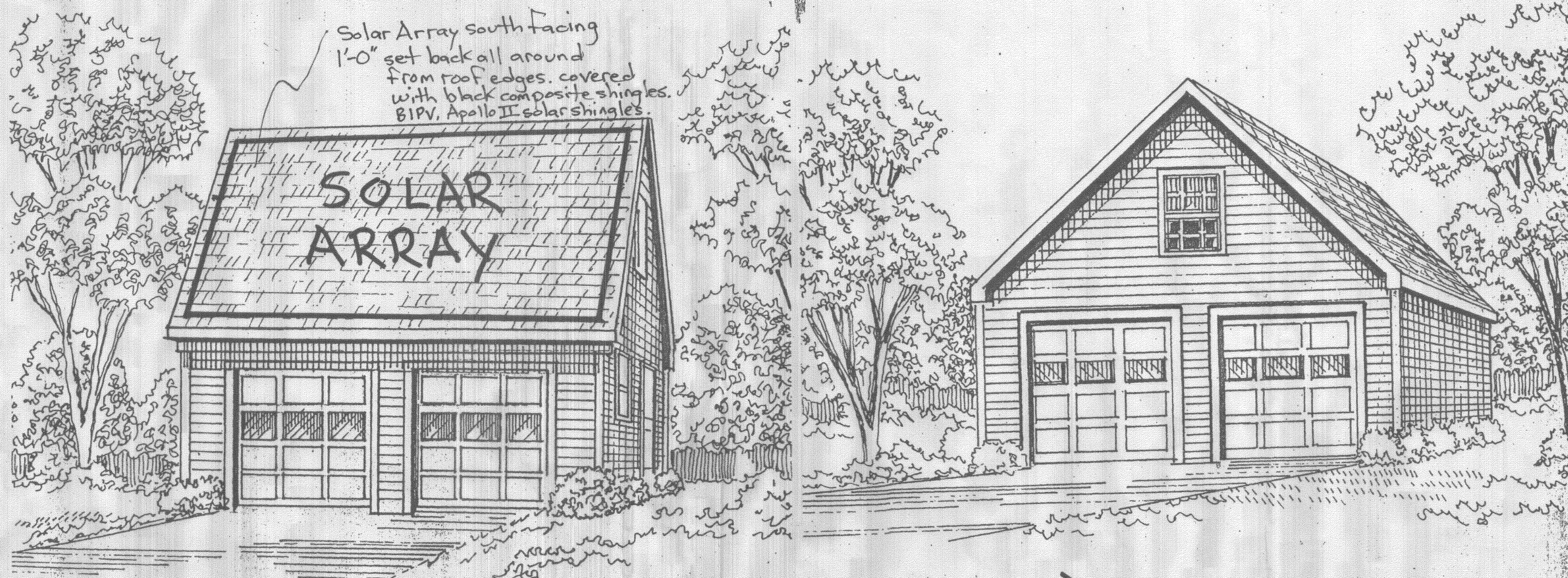
With its maximum output potential, Apollo II can generate most or all of the electricity your home uses during the day. And if you don't use all the electricity your roof makes, the excess power flows back through your meter into the power grid, causing your electric bill to go down even further.

That makes Apollo II Solar Roofing one of the most environmentally conscious things you can do with your home for a beautiful, ecologically-sound future.



G DAN MITCHELL
WWW.GDANMITCHELL.COM

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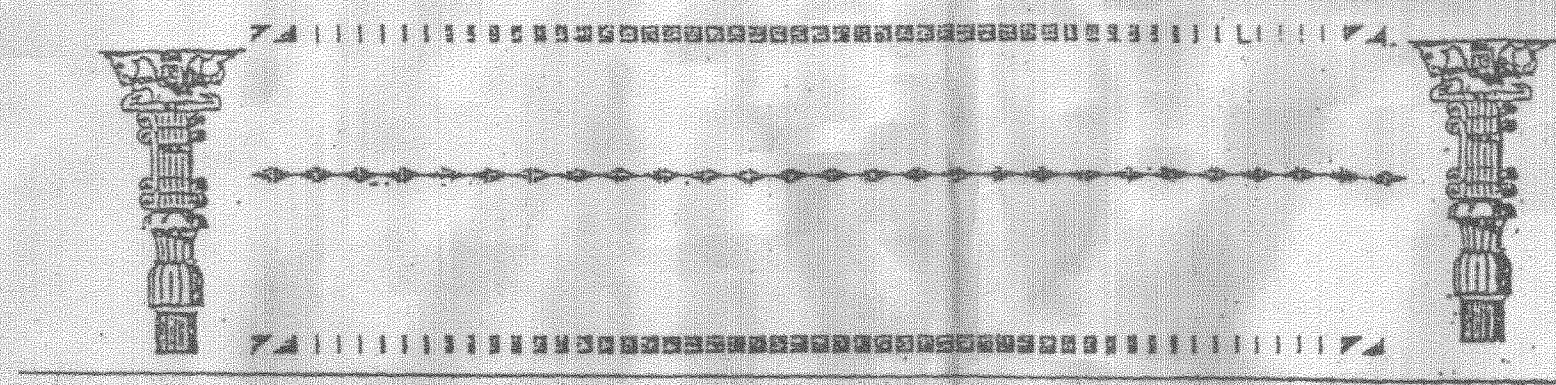


SIDE-FACING GABLE

faces North (doors)

~~**FRONT-FACING GABLE**~~

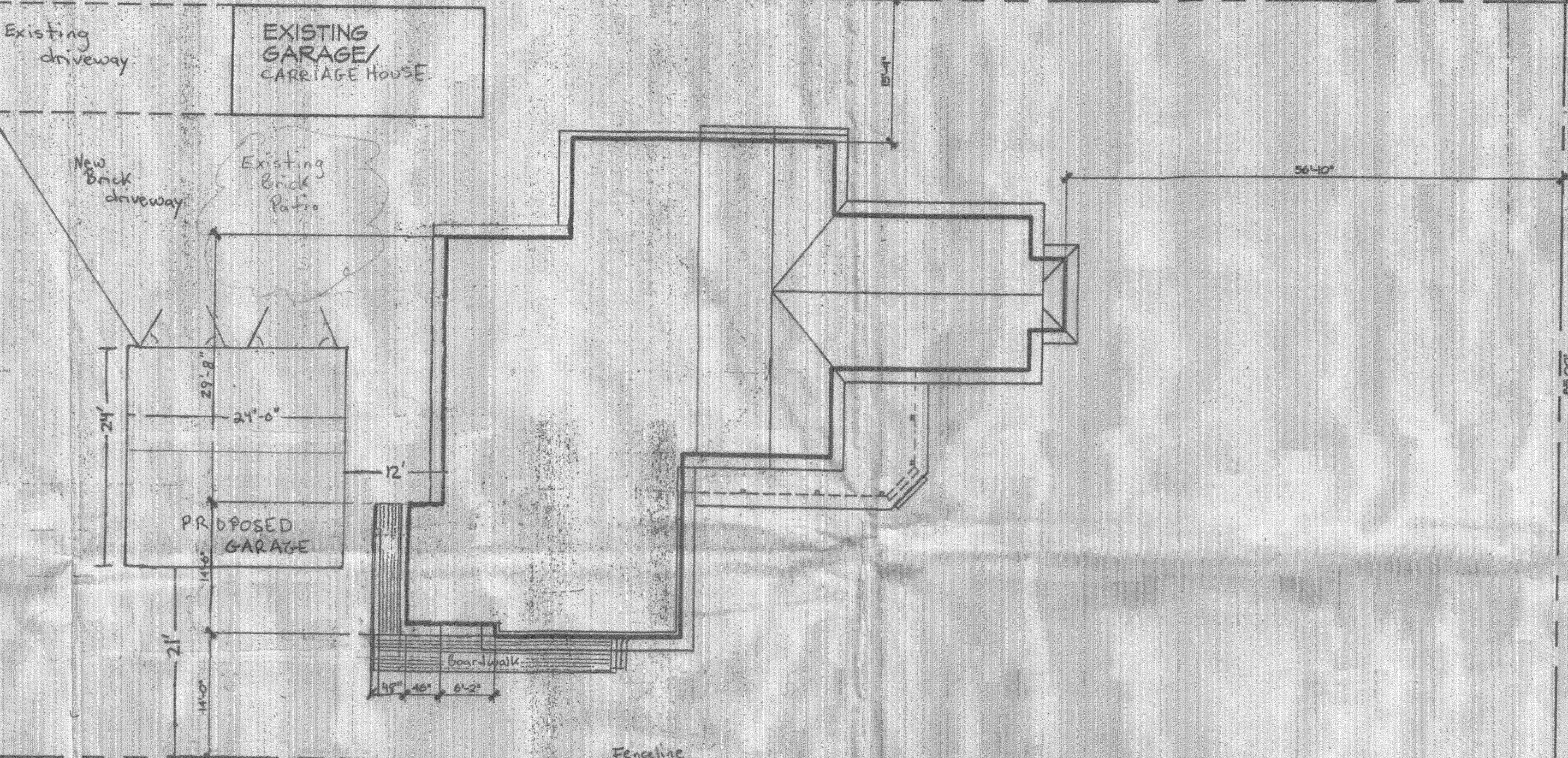
Proposed: 700 W. Telegraph St. 11/19/14



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HRC 14-153

MOUNTAIN STREET

ELIZABETH ST.



TELEGRAPH ST.

700 W. Telegraph St.

SITE PLAN

SCALE 1" = 10'

ZONE SF6000
APN: 03-194-04
AREA = 20790 SQ.FT.

11/19/14

O'Brien
ENGINEERING

PROJECT TITLE:
HERSEY RESIDENT
100 W. TELEGRAPH ST. CARSON CITY, NV

OWNER:
PHIL HERSEY
100 W. TELEGRAPH ST. CARSON CITY, NV
PH. (702) 883-8123

DRAWING TITLE:
EXISTING SITE PLAN

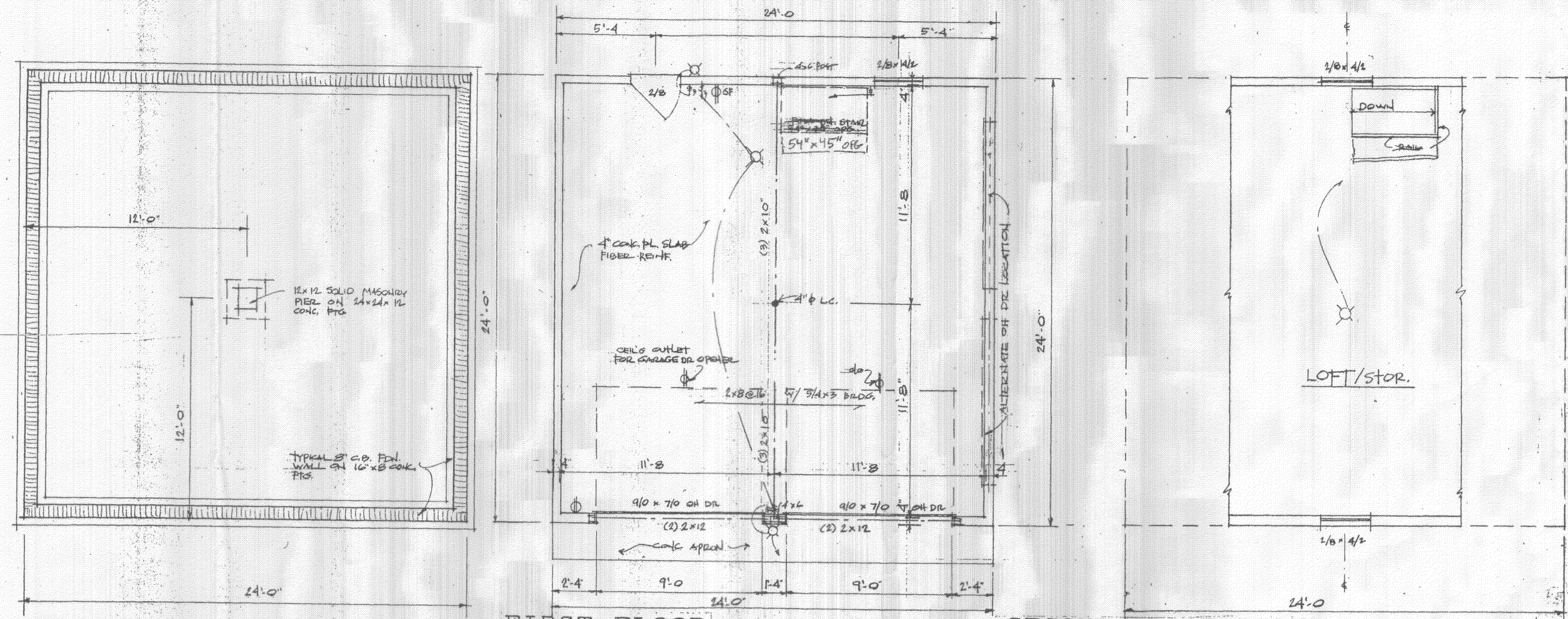
SCALE: 1" = 10'
DATE: AUGUST 2014

ISSUES:

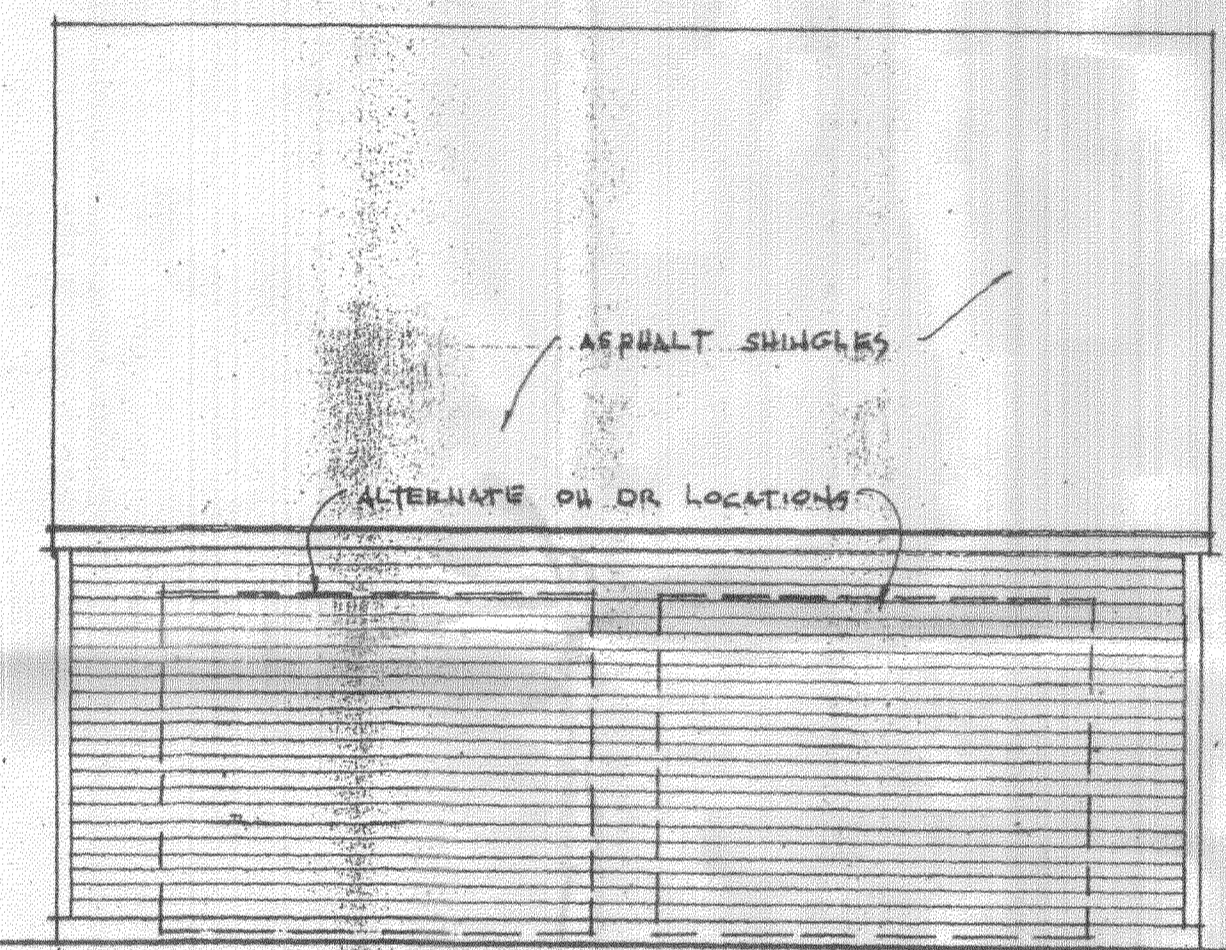
DATE	TYPE

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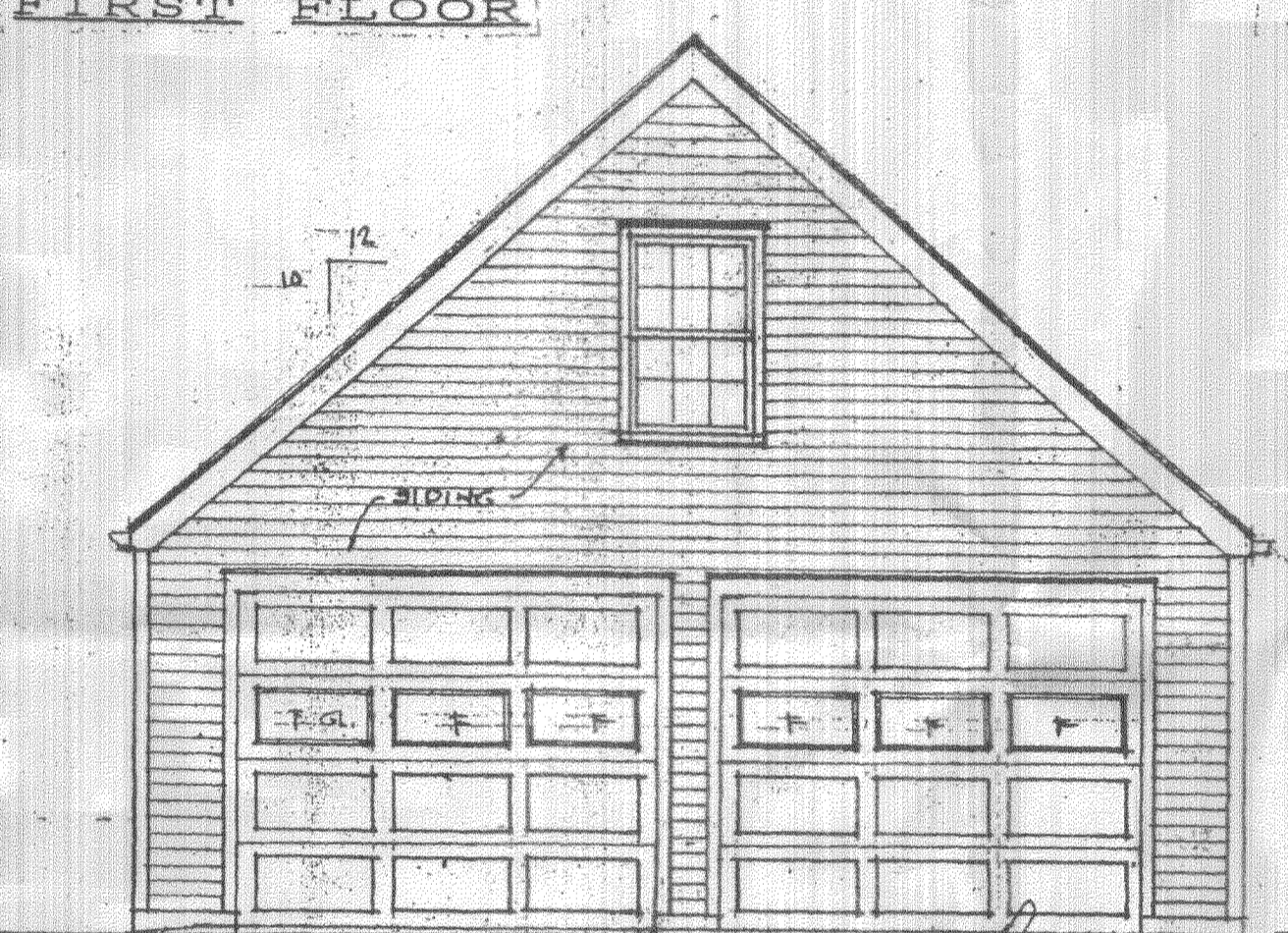
PROJECT NUMBER:
AUTOCAD PLOT:
DRAWING:



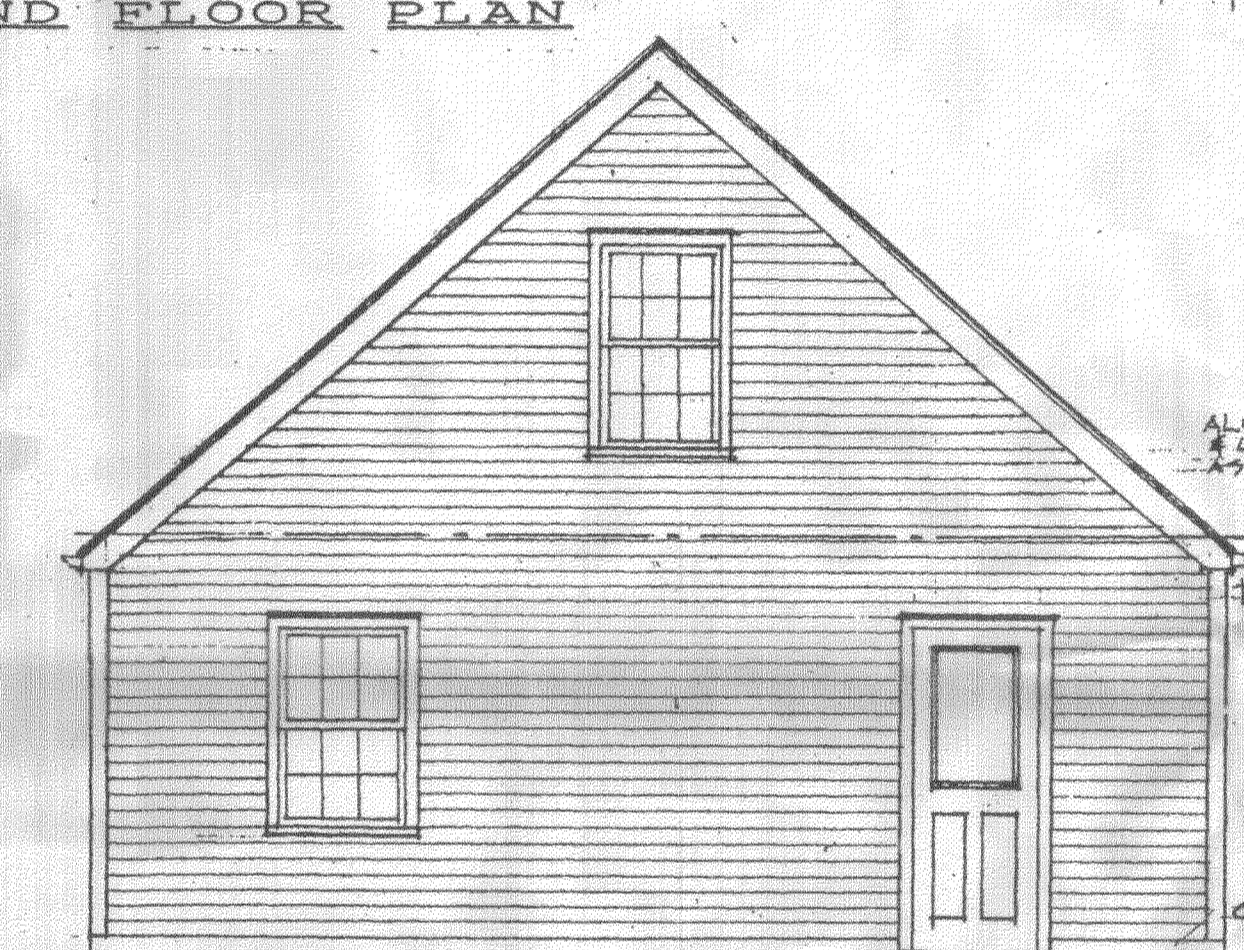
- GENERAL NOTES**
- * CODES: All Federal, State, and Local Codes, Ordinances, Regulations, etc. shall be considered as part of the specifications for this building and shall take preference over anything shown, described, or implied where same are in variance.
 - * Each contractor shall visit the job-site, base estimates on present conditions, and shall be required to complete all work shown, implied, or required to complete the work.
 - * Each contractor shall verify all required dimensions and conditions pertaining to their respective work at the site, prior to and during construction, and be responsible for same.
 - * Elevations of garages, porches, terraces, stoops, grade lines shown on plans, etc. are subject to change to meet topographical conditions.
 - * Carry all footings to firm, undisturbed bearing a minimum of 3'-0" below finish grade. Remove all organic and other unsuitable material from the area of the building. Fill, if required, shall be approved material, placed in 12" maximum layers, each layer thoroughly tamped, packed, and rolled with mechanical equipment to produce an approved sub-base for concrete floors and pads.
 - * All concrete shall develop a minimum compressive strength of 3000 psi within 28 days.
 - * Concrete materials, formwork, reinforcing steel, mixing, curing, testing, and all work pertaining to concrete shall conform to specifications, standards, and recommendations of the American Concrete Institute, latest edition.
 - * Double all joists around openings and below parallel partitions. Triple joists below parallel bearing partitions.
 - * Unless noted otherwise, structural lumber shall equal or surpass SP-L #22, E = 1,600,000 psi. Lumber shall conform to span/load tables of the National Forest Products Association. All lumber to have grade marking.
 - * All plywood to conform to latest Commercial Product Standards and meet the grade marking of the American Plywood Association.



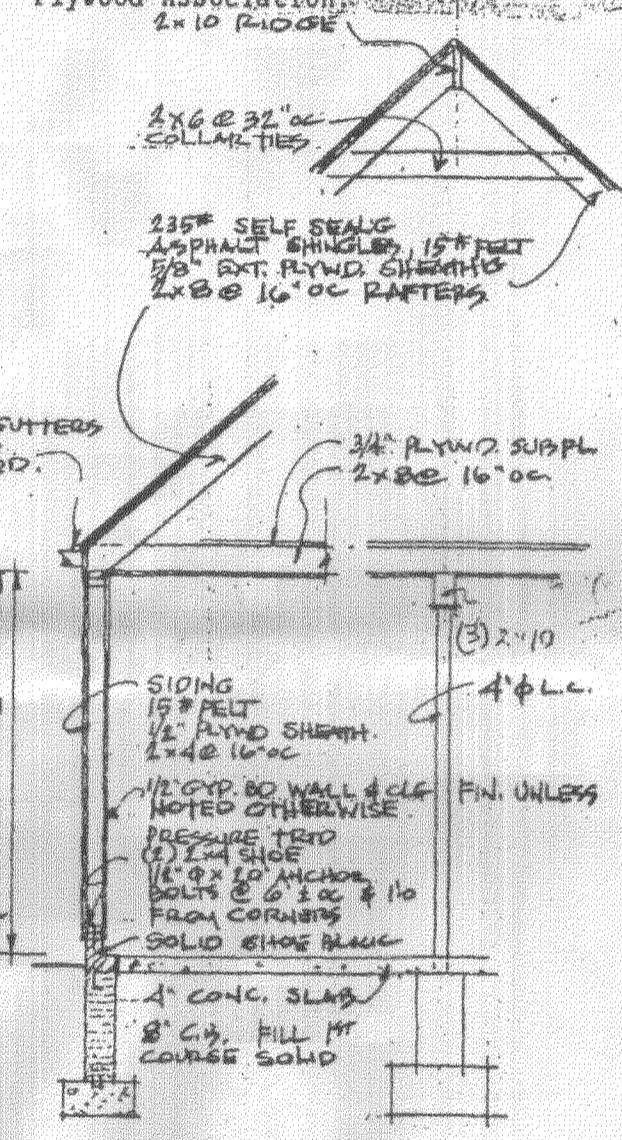
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SECTION

Proposed: 700 W. Telegraph St.

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