

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

FILE NO.: HRC-14-146

AGENDA ITEM: F-2

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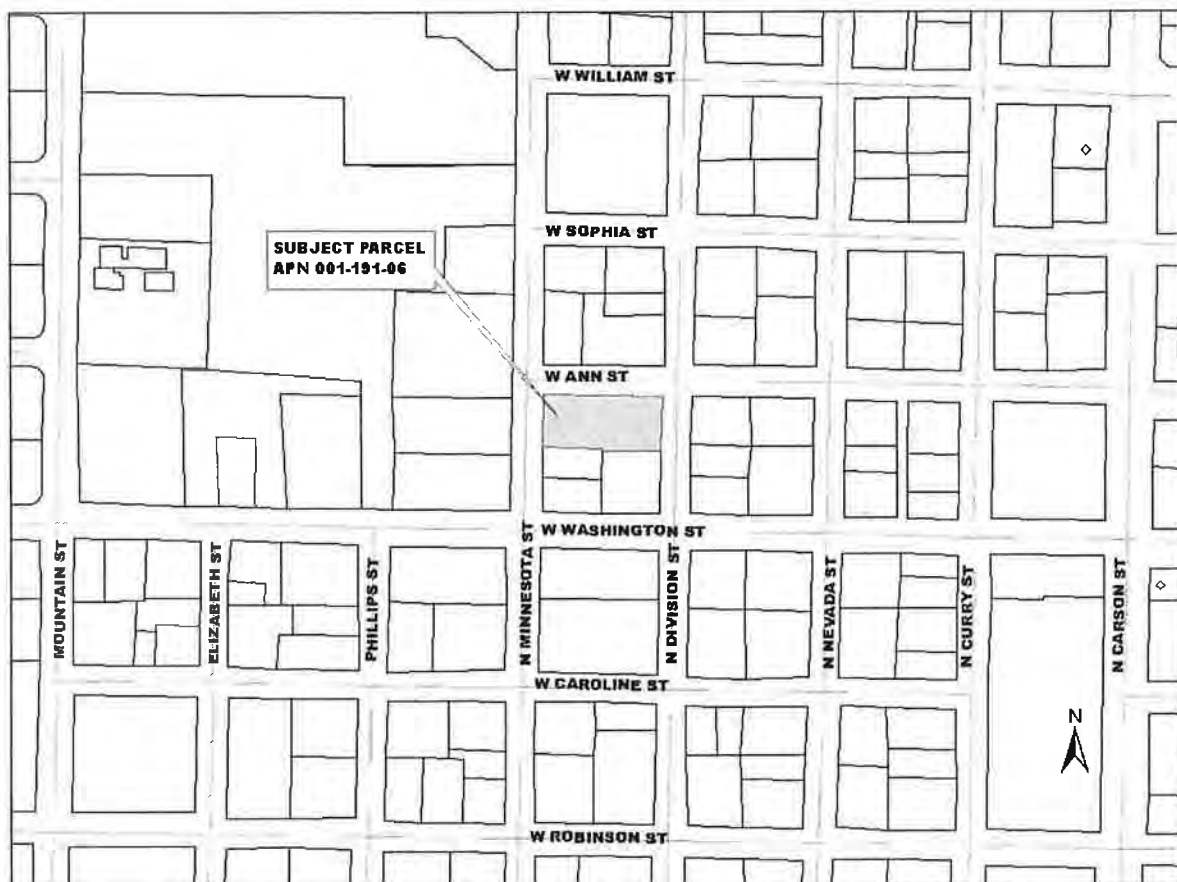
REQUEST: To consider a request from property owner Herman Bauer to amend a previously approved Historic Resources Commission application, HRC-10-102 and HRC-10-102(A), to allow for modification of the buildings and site to accommodate additional dwelling units on property zoned Residential Office (RO), located at 812 N. Division Street, APN 001-191-06.

OWNER/APPLICANT: Herman Bauer

LOCATION: 812 N. Division Street

APN: 001-191-06

RECOMMENDED MOTION: "I move to approve HRC-14-146, a request from property owner Herman Bauer to amend the previously approved Historic Resources Commission application, HRC-10-102 and HRC-10-102(A), to allow for modification of the buildings and site to accommodate additional dwelling units on property zoned Residential Office, located at 812 N. Division Street, APN 001-191-06, 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:

The following recommended conditions of approval incorporate the applicable conditions of approval from HRC-10-102 and HRC-10-102(A) and shall replace all previously stated Historic Resources Commission conditions of approval for the subject project. Planning Commission conditions of approval for the Special Use Permit approved under SUP-14-036 are separate and still applicable to the Special Use Permit.

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Any deviation from the development plans approved with this application shall be subject to additional Planning Division and Historic Resources Commission review.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. 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.
6. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
7. Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
8. Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.
9. Provide approval UL occupancy separation wall details for Fire and Building review with plan submittal.
10. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
11. The applicant shall provide, at a minimum the following new trees and shrubs **per building** as agreed to with the previously approved landscape plan:
 - Four – Three inch caliper Sargent Crabapple trees

- Six – Six to Seven foot tall Jeffrey Pine trees
 - Three – Three inch caliper Amur Chokecherry trees
 - Two – Three inch caliper Red Maple trees
 - 11 – Five gallon lilac shrubs instead of sea green juniper shrubs
12. The applicant shall locate trees to maintain a clear vision triangle at the intersection of Minnesota Street and Ann Street, as well as the intersection of Ann Street and Division Street as outlined in Division 12.11.2 of the Carson City Development Standards.
 13. The applicant shall use pavers for the driveways and pathways as shown on the approved development plans.
 14. The two building driveways facing Ann Street shall be separated by a landscape area approved by the Planning Division.
 15. The applicant shall provide a final landscaping plan, in compliance with Division 3 of the Carson City Development Standards, to the Planning Division for review and approval with any associated Building Permit application.
 16. The applicant shall use lap exterior siding and shake-style shingle roof material as approved with this application for both buildings.
 17. The applicant shall provide stone accents on the buildings as shown on the plans provided, but the stone product used must be real stone, not cultured or manufactured stone.
 18. Trash and debris shall be stored inside an appropriate trash container within a trash enclosure approved by the Planning Division as to form. The locations proposed on the project site are acceptable.
 19. Ground-mounted equipment (HVAC, etc.) shall be screened from view through the use of landscaping as shown on the approved development plans.
 20. A minimum 10 foot by 10 foot snow storage area shall remain open and available for each building during snow events as shown on the development plans.
 21. The two buildings will require their own utilities that are located on the lot which they are constructed on.
 22. All frontage improvements must be completed and accepted (or bonded for) before the associated right-of-way abandonment is recorded.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

PRESENT ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- July 28, 2010: The Planning Commission reviewed and recommended approval of AB-10-038 to the Board of Supervisors. The request allowed the abandonment of an eight foot wide

portion of North Minnesota Street, West Ann Street and North Division Street, totaling a 3,814 square-foot area, more or less, adjacent to properties located at 803 North Minnesota Street, 444 West Washington Street and 812 North Division, APNs 001-191-02, 001-191-05 and 001-191-06.

- August 19, 2010: The Board of Supervisors approved AB-10-038.
- December 9, 2010: The Historic Resources Commission 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.
- April 5, 2011: A Major Project Review, MPR-11-020, was conducted at the Planning Division. During the meeting, staff provided the applicant with comments related to the proposed project. The Historic Resources Commission Chairman, Mike Drews, was in attendance at the Major Project Review meeting.
- May 12, 2011: The Historic Resources Commission reviewed the revised eight unit apartment plan and approved the proposed project subject to conditions of approval.
- June 9, 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 Historic Resources Commission meeting. After staff research and confirmation from the District Attorney's office, it was determined the item must be properly noticed and brought back before the Historic Resources Commission for action.
- July 21, 2011: The Historic Resources Commission again approved the project subject to conditions of approval.
- July 27, 2011: The Planning Commission approved the previously proposed eight unit apartment project, SUP-11-042, subject to specific conditions by a vote of 3-2 (2 absent). Significant public opposition was represented at the Planning Commission meeting.
- August 8, 2011: The Special Use Permit SUP-11-042 was appealed by an adjacent property owner.
- September 15, 2011: The appeal MISC-11-053 was reviewed and the project was sent back to the Planning Commission and the Historic Resources Commission by the Board of Supervisors for further reconsideration. Significant public opposition was represented at the Board of Supervisors meeting.
- February 9, 2012: A revised development plan for two, two-family dwelling or duplex units (for a total of four dwelling units) was approved by the Historic Resources Commission.
- August 17, 2012: A one-year extension for the two, two-family dwelling unit or duplex project was approved by staff. A Building Permit for the first of the two buildings is currently active and valid until February 2015.
- October 10, 2013: Historic Resources Commission reviewed and approved a revised landscaping plan associated with the previously approved application for two, two-family

dwelling or duplex units. This was initiated after historic trees were removed that had been proposed to remain on site as a part of the original approval.

- July 30, 2014: Planning Commission reviewed and approved a Special Use Permit, SUP-14-036, to allow for two multi-family buildings on the site for a total of eight dwelling units subject to conditions of approval.
- August 11, 2014: The Special Use Permit SUP-14-036 was appealed by two property owners in the vicinity of the project.
- October 2, 2014: The appeal MISC-14-071 was reviewed and by the Board of Supervisors. The appeal was denied and the original Special Use Permit was upheld by the Board.

HISTORY:

In 2010, the applicant began a process to gain approval of an eight-unit multi-family complex on the subject property. This included required approvals from the Historic Resources Commission (HRC) for demolition of the historic structure and for the architectural design of the new structures, the Planning Commission for a Special Use Permit to accommodate multi-family dwellings and a Right-of-Way Abandonment to abandon a portion of the existing public right-of-way on the property. The Right-of-Way Abandonment also required approval from the Board of Supervisors.

The original project proposed buildings of larger scale and massing than what is currently proposed, and included a parking lot with 16 spaces, some of which were covered. The Historic Resources Commission approved the proposed project with the conditions of approval recommended by staff as well as some additional conditions that were stipulated at the HRC meetings.

The Planning Commission approved the associated Special Use Permit and the Right-of-Way Abandonment subject to the conditions of approval recommended by staff. The Planning Commission's approval was then appealed by an adjacent property owner, Alexander Kirsch. The appeal was heard by the Board of Supervisors and the project was referred back to the Planning Commission for additional review. Upon receiving a referral back to the Planning Commission, the applicant opted to modify the project to include only two, two-family dwelling units (duplexes) for a total of four units on the property, and to record a parcel map to split the property. Each parcel would include only two dwelling units, which is an allowed use in the Residential Office district and does not require the approval of a Special Use Permit. The revised project was reviewed and approved by the HRC in February 2012 with buildings of smaller scale to accommodate the reduced number of units. The appellant of the larger project, Alexander Kirsch, was not present at the meeting and did not submit written comments in favor or in opposition to the revised project.

The applicant obtained a Building Permit in 2013 and demolished the historic structure in preparation for construction of the first of the duplex buildings. During demolition, the contractor also removed a number of historic trees that were represented to remain as a part of the HRC and Building Permit approvals. As a result, the applicant was ordered to stop work on the project and to appear before the HRC with a revised landscaping plan and to discuss the removal of the trees that had been represented to remain. A revised landscape plan was approved in October 2013 after two HRC meetings. The Building Permit for the first duplex remains valid until February 2015.

On July 30, 2014, the applicant again requested approval of a Special Use Permit for two multi-family dwelling units, for a total of eight units. The proposed project was revised and scaled down based on comments received during previous approval attempts. The Planning Commission approved the Special Use Permit subject to recommended conditions of approval which included the requirement that the applicant obtain Historic Resources Commission approval for the proposed revisions to the buildings and site. The Special Use Permit was again appealed by property owners in the immediate vicinity, Alexander Kirsch and Bazel Slaughter. On October 2, 2014, the Board of Supervisors heard the appeal of the Special Use Permit and denied the appeal, upholding the Planning Commission's approval.

DISCUSSION:

As discussed in the History section of this report, the applicant obtained approval for a Special Use Permit to construct two multi-family buildings containing a total of eight dwelling units. This Special Use Permit approval dealt with the issues of density, parking, open space requirements and compatibility with surrounding uses, to name a few, but did not take detailed design of the site and buildings into consideration. Review of the building and site design is more appropriately handled by the HRC in this case, as the proposed buildings are located in the Historic District.

It is important to note that, as the HRC reviews this project, discussions regarding the appropriateness of higher density, number of parking spaces, open space requirements and compatibility of the multi-family use with the surrounding neighborhood are not within the purview of the HRC. The Planning Commission approved the density of the project at eight units with an associated parking reduction from two spaces to 1.5 spaces per unit and, on appeal by adjacent property owners, the Board of Supervisors upheld this vote.

Per Carson City Municipal Code (CCMC) Section 18.06.030.1(d), Duties of the HRC, the HRC may review and recommend appropriate action regarding any construction, remodel, demolition, removal or other changes proposed for structures, fences visible from the public right-of-ways or areas designated historic by the Board, all as limited by CCMC Chapter 18.06, Historic District.

Additionally, per CCMC Section 18.06.060, Standards for Review, the HRC shall make its decision on a proposed project based upon the following:

- a. The guidelines found in the most current edition of the U.S. Department of Interior publication entitled "The Secretary of the Interior's Standards for Rehabilitation," and copies which shall be made available for public inspection by the HRC and Community Development; and
- b. Standards, policies and guidelines adopted by the HRC after approval by the Board.

As previously mentioned, the applicant is proposing to construct two multi-family buildings consisting of four units per building, or eight units total in a craftsman/bungalow architectural style. Recognizing the concerns of various members of the public as well as several HRC, Planning Commission and Board members during previous approval processes, the applicant has opted to propose the eight units within basically the existing footprints and structures approved by the HRC most recently for the two duplex buildings, under application HRC-10-102 and HRC-10-102(A). The result is two buildings that are nearly identical to the buildings proposed for the duplexes, with some exceptions that are explained below. In addition, the increased number of dwelling units within the building footprints has resulted in modifications to

the site which are also explained in detail below. Staff has provided the originally approved duplex plans from 2012 in this staff report to allow for visual comparison between the previous approval and the currently proposed project.

Modifications to Buildings in Comparison with 2012 Duplex Approval

- The exterior siding of one building has been modified to be horizontal siding rather than stucco as originally approved, at the request of staff and HRC members for better integration into the Historic District. Both multi-family buildings will now have siding as their exterior material, rather than just one as originally approved.
- There are now two, two-car garages per building rather than one, two-car garage and one, one-car garage in the original approval. Concerns brought up by opposition to the project during the 2014 Planning Commission and Board of Supervisors approval of the Special Use Permit indicated that the neighborhood felt that having eight vehicles in uncovered parking would result in a “sea of parking” that would be undesirable for the neighborhood. As a result, the applicant has proposed to enlarge the garages to provide enclosed parking for eight cars, leaving only four cars with designated parking outside of the structures.
- The porches on the Ann Street side of each structure are proposed to now be two separate porches to accommodate two separate exterior entrances, instead of one exterior entrance. As a result, the total porch area on these sides is slightly larger.
- The rear patio on each structure is slightly larger than previously approved.
- Elevations (For purposes of this approval, the applicant provide elevations for the westernmost most building only. All references to the elevations are based on the westernmost building. The easternmost building is proposed to be a mirror image.):
 - North Elevation – Two exterior main entrance doors are proposed instead of one and two porch posts instead of one.
 - East Elevation – No changes proposed.
 - South Elevation – One window is proposed instead of two at the patio, and a double door is proposed to the east of the patio.
 - West Elevation – A one-story roofline is proposed at the two-car garage versus a two story roofline in the previous approval, with the elimination of a dormer window. The addition of one window above the porch is proposed as well as the elimination of one exterior main entrance door.

Modification to Site/Landscape Plan in Comparison with 2012 and 2013 Approvals

- Larger landscaping areas exist at the rear of each building rather than the front as a result of the applicant's intention to move forward with the previously approved Right-of-Way Abandonment.
- The separate front walkways to the main entrance doorways have been eliminated in favor of access from the driveways.

- Larger driveway areas are proposed on the west, north and east sides to accommodate driveway and parking spaces for 12 vehicles as approved with the Special Use Permit.
- Concrete pavers are now proposed for all driveway and walkway areas, not including porches, sidewalks and driveway approaches.
- Trash storage enclosures, HVAC units with landscape screening and dedicated snow storage areas have been shown at the rear of each building.
- Additional walkways to the rear lawn areas are proposed from the Ann Street driveways.
- The approved chokecherry and crabapple trees have been removed from the landscape plan.
- The approved spiraea has been replaced with lavender in the proposed landscape plan.
- The approved lilac has been replaced with sea green juniper in the proposed landscape plan.
- The three remaining apple trees on the east side of the property are proposed to be removed either because of poor tree health as determined by a certified arborist (in the case of the two larger trees) or because of conflict with the proposed building footprint (in the case of the one smaller tree). The applicant has provided a letter from a certified arborist stating that the two larger trees are in poor health that is attached to this staff report for reference. Staff had a City-employed certified arborist inspect the trees as well, and the City's arborist confirmed the statements made by the applicant's arborist. An email to staff from the City's arborist is also included for review.
- Approximately 11 trees per building are currently proposed, in comparison to the 15 trees per building approved previously (note that the previous approval count is based on landscaping for only one building).
- Approximately 50 shrubs per building are currently proposed, in comparison to the 57 shrubs per building approved previously (note that the previous approval count is based on landscaping for only one building).

Historic District Design Review

For purposes of HRC review, the sections of the Historic District Design Guidelines outlined below are applicable to the proposed project. Staff will address the project as it relates to each section individually.

5.14.2 Guidelines for New Construction - Roofs

Contemporary roofing materials are available in a wide variety of sizes, materials, colors and designs. The type of building: commercial, residential or accessory to residential is a major factor in determining the appropriate roofing material to use. Today's requirements for fire safety must not be overlooked. Fiberglass matt composition and fire retardant treated sawn/milled wood shingles are the preferred materials for use within the district. Mechanical systems and other devices which are roof mounted are to be designed in such a way that they are not visible from the street and are harmoniously incorporated into the overall building design.

The applicant has proposed CertainTeed Presidential Shake shingles, which are intended to replicate the look of cedar shakes but with the performance of fiberglass. This proposed material is consistent with the recommendations for new roof construction in the Historic District.

5.15.2 Guidelines for New Construction – Exterior Siding Materials

New construction within the district needs to be compatible with the historic styles present. The type of building, i.e. residential, outbuilding, or commercial, is a major factor in deciding on an appropriate siding material. Authentic materials such as wood shiplap or clapboard siding are strongly encouraged. Contemporary materials such as masonite or seamless steel are acceptable when sensitively utilized and properly designed and applied. The use of vinyl siding is highly discouraged. (Standard Number: 6)

The applicant has proposed James Hardie HardiePlank Lap Siding in a Custom Beaded Cedarmill cut design for one building and in a Custom Colonial Roughsawn design for the other building. This product is a fiber cement siding product that replicates the look of wood but has better strength and durability.

5.16.2 Guidelines for New Construction - Windows

The overall style of the new building will determine the appropriate design characteristics of the windows to be used. Windows for new buildings emulating 19th or early 20th century designs should emulate one of the 19th or early 20th century window styles and shall be vertically proportioned with a minimum ratio of 2 horizontal to 3 vertical and shall be single or double hung. Windows for new buildings emulating mid-20th century designs should use windows found in designs of those era (c. 1930-1960). The use of smoked, mirrored or tinted glass is not appropriate for use in the district.

The applicant is proposing windows that emulate late 19th century and early 20th century windows styles that are very common in the Historic District. Staff is unsure whether the windows are proposed to be single or double hung, but in either case the windows proposed are consistent with windows found regularly in the Historic District and are compatible with other historic buildings. Staff is also unsure whether the proposed windows are vinyl or some other material, but because the project is new construction, vinyl windows would be more appropriate than it would be on a historic structure, should the applicant choose to use them. This is not to say that vinyl is preferred on new construction in the Historic District, just that it is considered more acceptable on new construction than on historic buildings.

5.17.3 Guidelines New Construction - Doors

The overall style of the new building will determine the appropriate design characteristics of the doors to be used. Doors and entries make a strong design statement for any building. Balance, proportion, rhythm, scale and emphasis must all be considered when determining the style and design of doors. The use of highly ornamented and/or carved wood doors is discouraged. Likewise entry sidelights and/or transom windows should be simple in design.

The applicant is proposing simple six-panel solid exterior doors with simple sidelights for the entrances that face the adjacent right-of-ways. Two addition double glass doors of simple design are proposed adjacent to the rear patio. All proposed doors and their locations are appropriately matched with the style of the building.

5.18.2 Guidelines for New Construction – Masonry Elements

In contemporary construction, brick or stone is used as a veneer over a wood frame, concrete block or a poured concrete structural frame. When using brick, a wire cut standard red brick with a flush tooled joint is strongly recommended. When using stone, the size, shape, color, texture and style of laying should replicate the visual qualities found in historic construction where the stone composed the major structural element of the building. The use of “culture stone” or other artificial materials is discouraged.

The applicant has proposed Eldorado Stone in the Cypress Ridge finish as provided in the application. Eldorado Stone is an artificial veneer stone, which is discouraged in the Historic District. Staff appreciates the stone accents proposed by the applicant and feels it these are an important addition to the buildings to maintain compatibility with the Historic District. However, because the design guidelines discourage the use of artificial stone materials, staff has recommended a condition of approval that the stone be required as a part of the design, and that the stone used is real stone veneer.

5.19.2 Guidelines for New Construction - Porches

New construction in the district shall be encouraged to utilize porches as suitable character defining architectural elements. The configuration, design, style and detailing of the porch needs to be suitable and compatible with the architectural style of the building and the buildings in the immediate vicinity. Porches shall not be approved when their design would adversely affect other buildings in the immediate vicinity or the district as a whole, or where the design is obviously incongruous with the building.

Each building proposes a porch area at the main entrance doors which is compatible in architectural style with the bungalow/craftsman design of the building. The porch posts consist of tapered wood with a stone base, which support a traditional pitched roof.

5.20.2 Guidelines for New Construction – Exterior Trim Details

Trim details need to be given careful and thorough consideration in any new building design. They represent a design opportunity for establishing the compatibility of a new building within the context of the district. (Standard Number: 9, 10)

Trim details proposed with the buildings are relatively simple and consistent with some of the less elaborate craftsman and bungalow styles. The residential architecture of the majority of the buildings in the immediate vicinity is also relatively simple, and providing elaborate trim and detail would make the buildings less compatible with their surroundings.

5.21.1 Dormers

Dormers can be a very cost effective method of increasing the usable floor space of a building. Often historic buildings are modified by the addition of dormers. Care must be taken when adding dormers to historic buildings that the scale, massing and proportion of the building is not disrupted. In new construction dormers can play a very effective role in harmonizing the contemporary building design with the existing historic styles. (Standard Number: 2, 3, 5, 9, 10)

The applicant is proposing dormer windows on both the front and rear garage roofs of both

buildings. Dormers are relatively common throughout several parts of the Historic District and the addition of dormers to the subject buildings contributes to ensuring compatibility with the neighborhood.

5.25.2 Guidelines for New Construction – Landscape Elements

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)

Staff believes that the landscaping proposed with the two new buildings will reflect the visual qualities of the historic landscape present in the Historic District with specifically recommended changes that are outlined below in Section 5.25.6.

5.25.3 Parking Areas

The construction of parking areas in association with commercial development in the district often presents a difficult design task. They need to be designed and located in such a manner that their effect on the district's environs is minimized. They also need to be landscaped with appropriate plant material to provide a visual screen and to soften their impact on the site.

While the proposed project is not a commercial development, it is multi-family and requires a larger parking area than a standard residential use. The applicant has separated the required parking so that it is in three separate places around the proposed buildings, rather than in one large central parking area. The applicant has also provided garages for eight of the 12 parking spaces required for the site. The combination of these two design elements will help the project to emulate more of a single family residential look to better incorporate into the surrounding neighborhood. Additionally, parking has been surrounded by landscaping wherever possible to further assist with screening from the adjacent right-of-ways.

5.25.6 Landscaping and Trees

See CCMC Development Standards Division 3, Landscaping.

Because the proposed project is a multi-family project, it is subject to the Development Standards outlined in Division 3, Landscaping mentioned above, whereas single family and duplex residential are not subject to those requirements. Staff has reviewed the proposed landscape plan in comparison with the landscape standards and finds the conceptual landscaping proposed to be in conformance with the code requirements.

Staff notes that the total landscape area for the project is 7,491 square feet, which is approximately 54% of the total site. This is not to be confused with the open space required for multi-family projects, as usable open space does not include areas in the front and street side setbacks. The open space requirement, however, was demonstrated to have been met during the Special Use Permit process. The applicant's landscape designer has indicated that the removal of the crabapple and chokecherry trees was in favor of using larger trees that can provide a fuller look. He also stated that the spiraea was replaced with lavender because it is a lower growing shrub with less maintenance and the lilac was changed to sea green juniper to provide an evergreen screen. These are all changes in the current landscape plan that are different from what was approved with the previous landscape plan.

Because there was specific discussion at the October 10, 2013 HRC meeting regarding lilacs and flowering fruit trees as they relate to compatibility with the surrounding Historic District and historic landscape in general, staff feels that it is appropriate to maintain consistency with the original approval and require that those trees and shrubs remain the same. This would include the following required trees per building, as the current approval request includes both buildings versus the original approval of only the westernmost building:

- *Four – Three inch caliper Sargent Crabapple trees*
- *Six – Six to seven foot tall Jeffrey Pine trees*
- *Three – Three inch caliper Amur Chokecherry trees*
- *Two – Three inch caliper Red Maple trees*
- *11 – Five gallon Lilac shrubs instead of Sea Green Juniper*

Staff has no preference regarding the substitution of spiraea with lavender or any of the other proposed landscape elements under the current plan.

Additionally, staff notes that the code has provisions for the removal of existing trees, which include whether the health or condition of the tree presents a clear danger to people or property or constitutes a nuisance, and where a tree is located within the footprint of a proposed building. In the case of the three apple trees that remain on the property, the applicant has indicated that he would like to remove all of them, citing poor tree condition for the two larger trees and conflict with the proposed building for the one smaller tree. The applicant has provided a letter from a certified arborist stating that the two larger trees are in poor condition and should be removed. This letter is attached for reference. Staff also had a City-employed certified arborist evaluate the trees for condition. The City's arborist had similar findings and concurred with the recommendations of the applicant's arborist. As a result, staff finds the removal of the trees acceptable.

In addition to the individual guidelines for new construction in the Historic District that are applicable to specific design elements, the following more generalized new construction guidelines also apply.

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 overall size and height of the buildings is consistent with other two story buildings in the immediate area and in the overall Historic District overall. The applicant has gone to

great lengths to ensure that the proposed buildings emulate more of a single family residential feel in scale and architecture to provide better compatibility with the surrounding neighborhood.

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 buildings, including the roof type, height and design emphasis have been designed to be consistent with the surrounding neighborhood and the Historic District as a whole. The materials proposed are compatible with the surrounding neighborhood, as is the craftsman/bungalow architectural style. The buildings are appropriately scaled not to look like boxy apartment buildings, but more like larger residential homes, which are relatively common in several areas of the Historic District.

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 and side yard setbacks are in compliance with the applicable Residential Office zoning district and similar to those in the surrounding area.

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 proposed project will be constructed on a flat site, which will be at nearly the same grade as the original structures on the property. Public sidewalk will be constructed at the back of the curb rather than separated by a landscape strip. While separated sidewalks are common throughout the Historic District, there are also several places in the Historic District where the sidewalk has been constructed at the back of the curb, so either way is acceptable. Front yard fences and accessory buildings are not proposed with this project and the placement of driveways is such so that they are separated to provide more of a single family residential feel, as are the placement of the lawn areas at the rear of the property.

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.

Horizontal shiplap siding is the predominant exterior siding style in the immediate

neighborhood of the proposed project. To maintain consistency, the applicant has proposed a horizontal lap siding material for both buildings called HardiePlank, made by James Hardie. The applicant has removed the stucco exterior siding material that was approved on one of the buildings previously at the request of staff and some of the HRC members.

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.

Staff believes that the rhythm and arrangement of the windows and doors reflect the craftsman/bungalow style of architecture proposed with the project and is also reflective of other buildings in the vicinity. Windows and doors are appropriately spaced on all elevations and are not used excessively in either number or in size.

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.

As discussed previously, trim details proposed with the buildings are relatively simple and consistent with some of the less elaborate craftsman and bungalow styles. The residential architecture of the majority of the buildings in the immediate vicinity is also relatively simple, and providing elaborate trim and detail would make the buildings less compatible with their surroundings.

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 elevation of first floors in the immediately surrounding area include ground level, a few steps up via small porch, or several steps up to a much higher porch and living space. The proposed buildings are slightly raised with the entrance a few steps up from street level. This is consistent with the majority of the properties surrounding the project, with the exception of one of the houses on the southwest corner of the block.

PUBLIC COMMENTS: Public notices were mailed to 11 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 writing of this report, one letter in opposition has been received by adjacent property owner Alexander Kirsch. Mr. Kirsch provided individual letters to each of the HRC members but indicated that all letters were identical except for the addressee. Staff has provided each

individual letter to its respective HRC member, and has attached a copy of one letter to this staff report. Any additional comments that are received after this report is completed will be submitted to the Historic Resources Commission prior to or at the meeting on July 30, 2014, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS' COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

- Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
- Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
- Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.
- Provide approval UL occupancy separation wall details for Fire and Building review with plan submittal.

Engineering Division:

- Development Engineering has no preference or objection to the request. Construction must meet all requirements of the State of Nevada and Carson City, both on and off site.
- All frontage improvements must be completed and accepted (or bonded for) before the associated right-of-way abandonment is recorded.

Based on 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-14-146 subject to the recommended conditions of approval within this staff report.

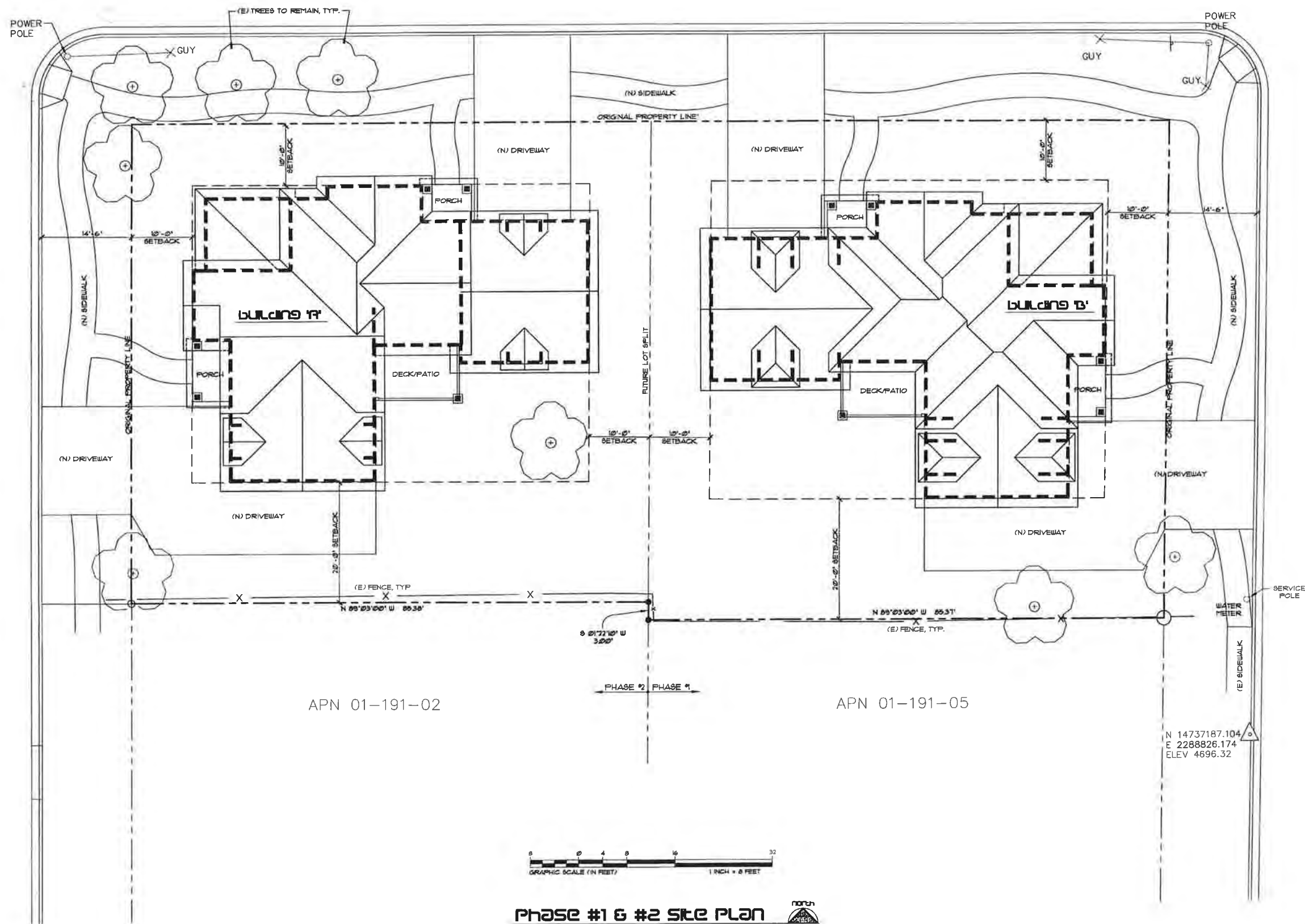
Attachments:

Previously Approved Site, Building and Landscape Plans under HRC-10-102 and HRC-10-102(A)
Letter from Mr. Herman Bauer requesting removal of remaining trees
Letter from Mr. Bauer's arborist, Mr. Robert Lopez, regarding condition of the trees
Email from Mr. Joseph Booth, City-employed arborist regarding condition of trees
Opposition Letter from Mr. Alexander Kirsch
Building Division Comments
Engineering Division Comments
Application (HRC-14-146)

W. ANN ST.

N. MINNESOTA ST.

N. DIVISION ST.



APN 01-191-02

APN 01-191-05



Phase #1 & #2 Site Plan

SCALE 1/8" = 1'-0"

APN 01-191-06

TOTAL LOT AREA APPROX. 16,130 SQFT.



1-23-12

REVISIONS:

- 1
- 2
- 3
- 4

new residential duplex

Mr. Herman Bauer
812 N. Division Street
Carson City, Nevada

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DATE: 12/12/11

**PRELIMINARY
SITE PLAN
PHASE #1 & #2**

RECEIVED

JAN 30 2012

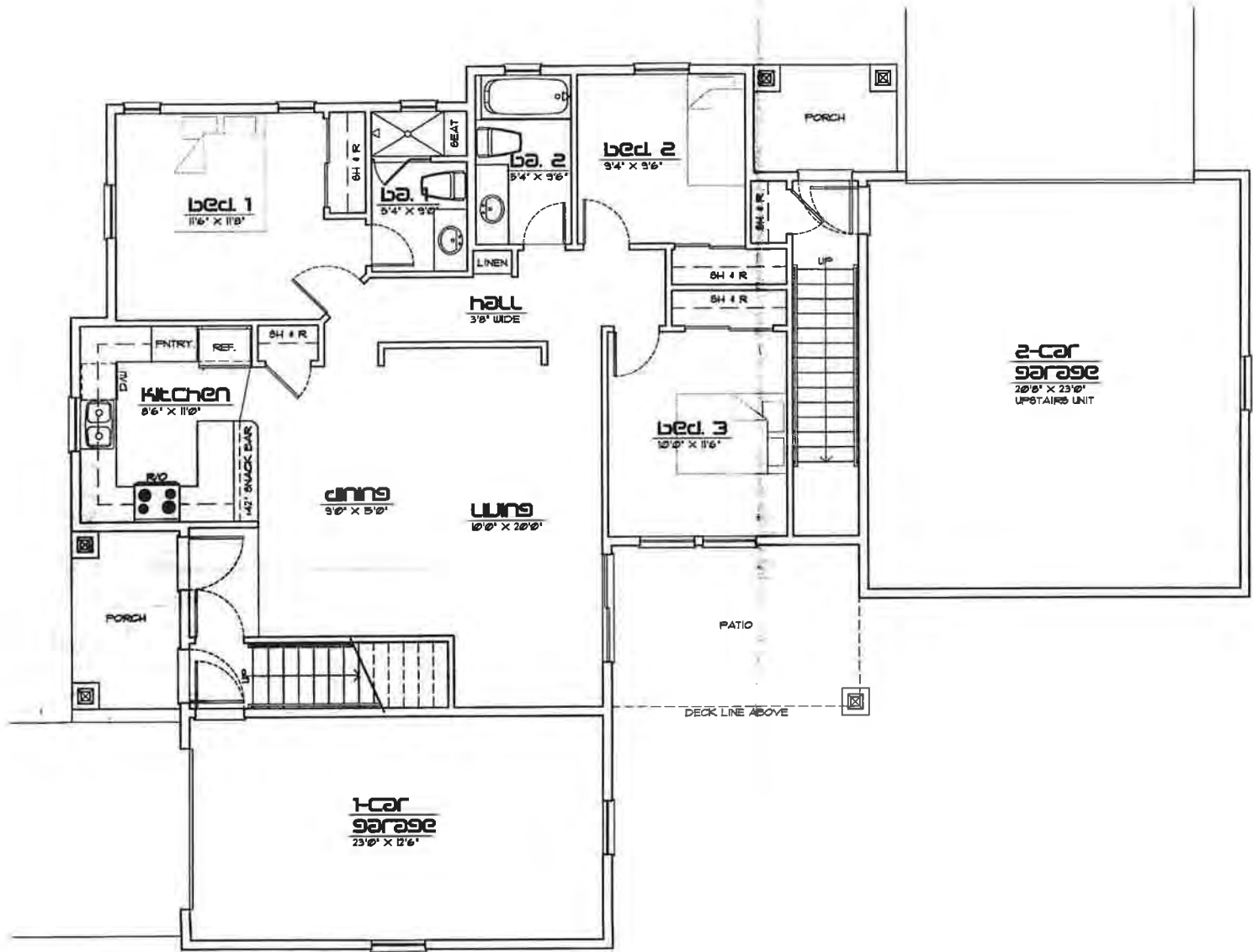
CARSON CITY

HRC - 10 - 102

JOB NO:

1002

A1.1



building 'A'
GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"



GROUND FLOOR UNIT LIVABLE AREA APPROX. 1216 SQFT.
GROUND FLOOR UNIT GARAGE APPROX. 312 SQFT.
UPPER FLOOR UNIT ENTRY AREA APPROX. 91 SQFT.
UPPER FLOOR UNIT GARAGE APPROX. 510 SQFT.
TOTAL GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,523 SQFT.
TOTAL UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,550 SQFT.

1-23-12

REVISIONS:

- 1
- 2
- 3
- 4

new residential duplex

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

FOR:

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DRAWING DATA:

BLDG. 'A'
GROUND FLOOR
UNIT PLAN

RECEIVED

JAN 30 2012

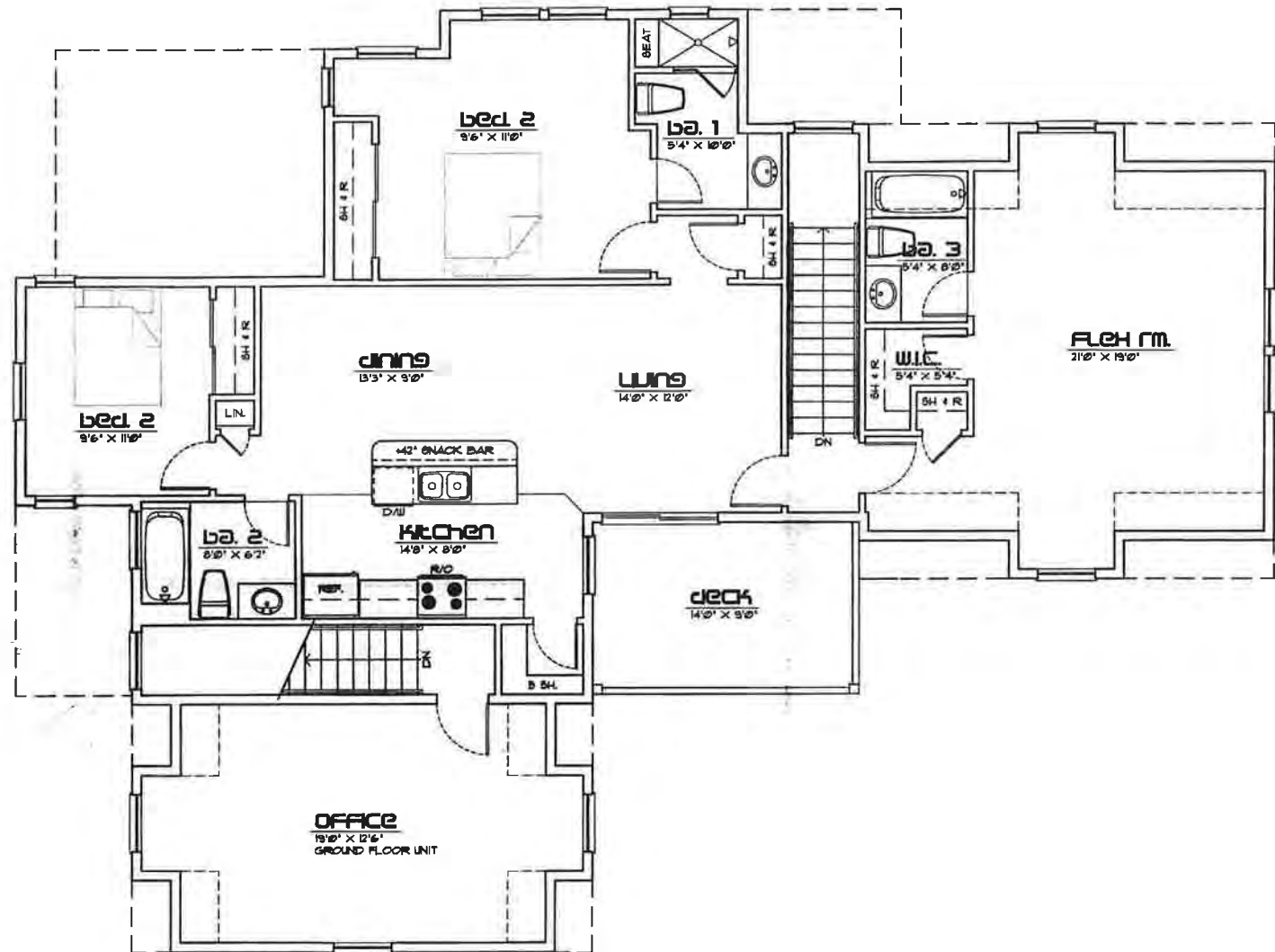
CARSON CITY
PLANNING DEPARTMENT

HRC - 10 - 102

JB/ML

1002

A2.1



BUILDING 'A'
UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

GROUND FLOOR UNIT OFFICE AREA APPROX. • 307 SQ.FT.
UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,453 SQ.FT.



1-23-12

REVISIONS:

- 1
- 2
- 3
- 4

new residential duplex
Mr. Herman Bauer
812 N. Division Street
Carson City, Nevada

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DRAWING DATA

BLDG. 'A'
UPPER FLOOR
UNIT PLAN

RECEIVED

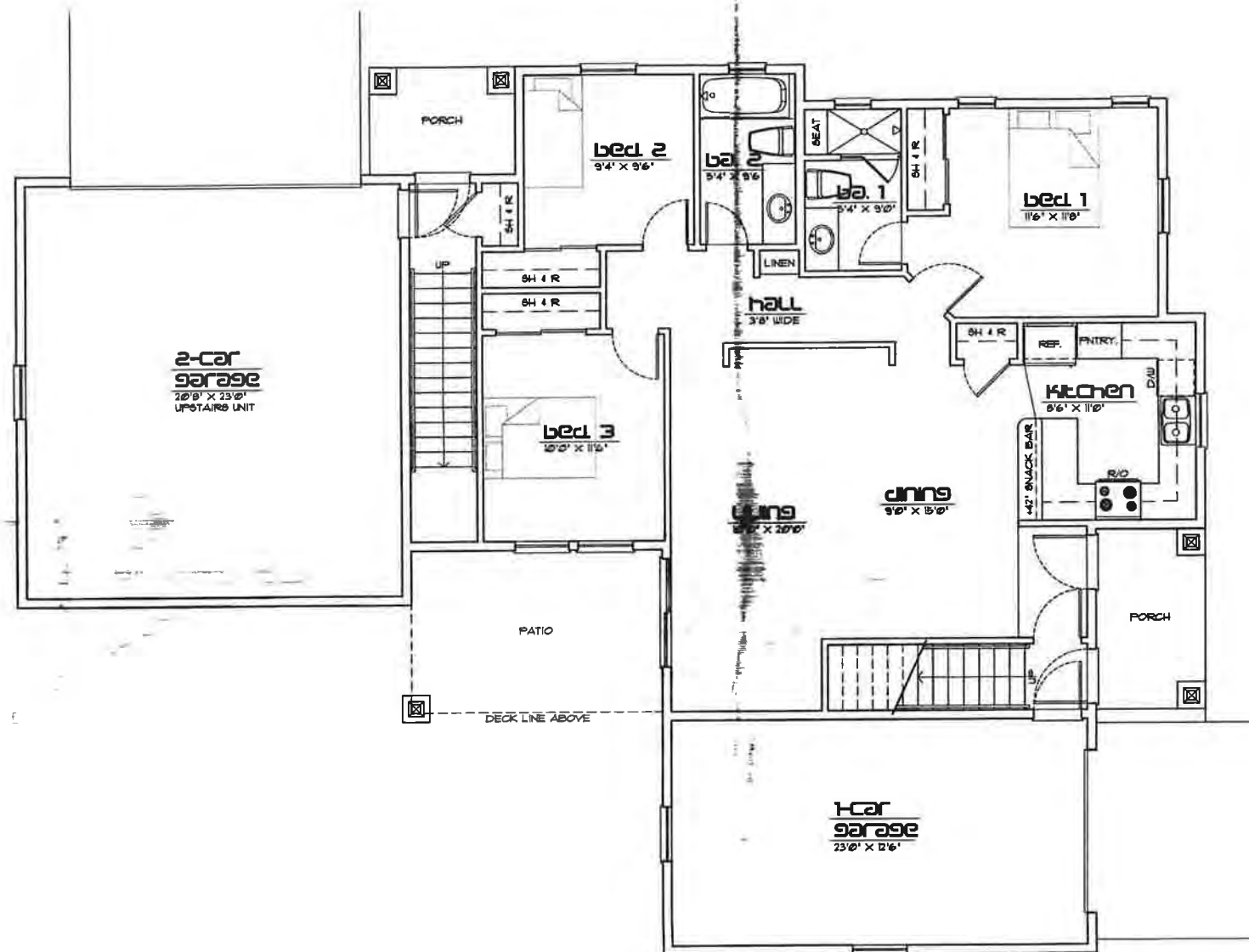
JAN 30 2012

CARSON CITY
PLANNING DEPARTMENT

JOB NO:

1002

A2.2



BUILDING 'B'
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,216 SQFT.
GROUND FLOOR UNIT GARAGE APPROX. 312 SQFT.
UPPER FLOOR UNIT ENTRY AREA APPROX. 91 SQFT.
UPPER FLOOR UNIT GARAGE APPROX. 310 SQFT.
TOTAL GROUND FLOOR UNIT LIVABLE AREA APPROX. 1,523 SQFT.
TOTAL UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,550 SQFT.

1-23-12

REVISIONS
1
2
3
4

new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

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DRAWING

BLDG. 'B'
GROUND FLOOR
UNIT PLAN

RECEIVED

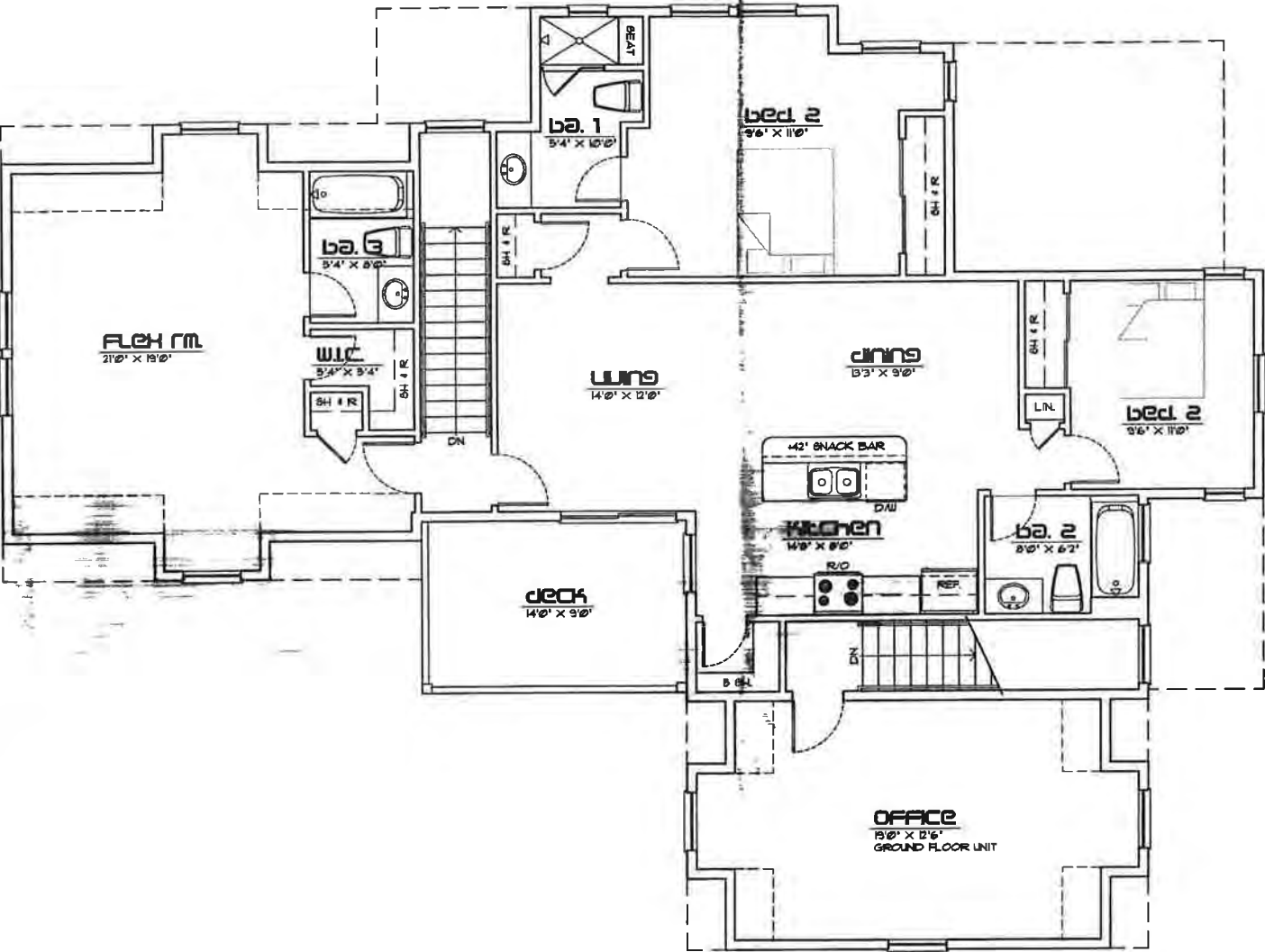
JAN 30 2012

CARSON CITY
PLANNING DIVISION

DATE

1002

HRC - 10 - 102



building 'B'
UPPER FLOOR PLAN
 SCALE 1/4" = 1'-0"
 GROUND FLOOR UNIT OFFICE AREA APPROX. • 301 SQFT.
 UPPER FLOOR UNIT LIVABLE AREA APPROX. 1,453 SQFT.

1-23-12

1
2
3
4

new residential duplex
 Mr. Herman Bauer
 812 N. DIVISION STREET
 CARSON CITY, NEVADA

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DRAWN BY:
 BLDG. 'B'
 UPPER FLOOR
 UNIT PLAN

RECEIVED
 JAN 30 2012
 CARSON CITY
 PLANNING DEPT.

DATE: 1/30/12



north elevation
SCALE 1/4" = 1'-0"



east elevation
SCALE 1/4" = 1'-0"

1-23-12

REVISIONS:

1

2

3

4

new residential duplex

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

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DRAWING DATA

BLDG. 'A'
EXTERIOR
ELEVATIONS

RECEIVED

JAN 30 2012

CARSON CITY

HRC - 10 - 102

DATE:

1002

A3.1



south elevation
SCALE 1/4" = 1'-0"



west elevation
SCALE 1/4" = 1'-0"

1-23-12

REVISIONS:

1

2

3

4

new residential duplex

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

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DRAWING DATA

BLDG. 'A'
EXTERIOR
ELEVATIONS

JDB/RL

1002



north elevation

SCALE 1/4" = 1'-0"



east elevation

SCALE 1/4" = 1'-0"

1-23-12

REVISIONS

1

2

3

4

new residential duplex

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

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DRAWING DATE

BLDG. 'B'
EXTERIOR
ELEVATIONS

RECEIVED

JAN 30 2012

CARSON CITY
PLANNING DEPARTMENT

HRC - 10 - 102

JOB NO.

1002

A3.3



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

1-23-12

REVISIONS:	
1	
2	
3	
4	

new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

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DRAWING 1222
BLDG. 'B'
EXTERIOR
ELEVATIONS

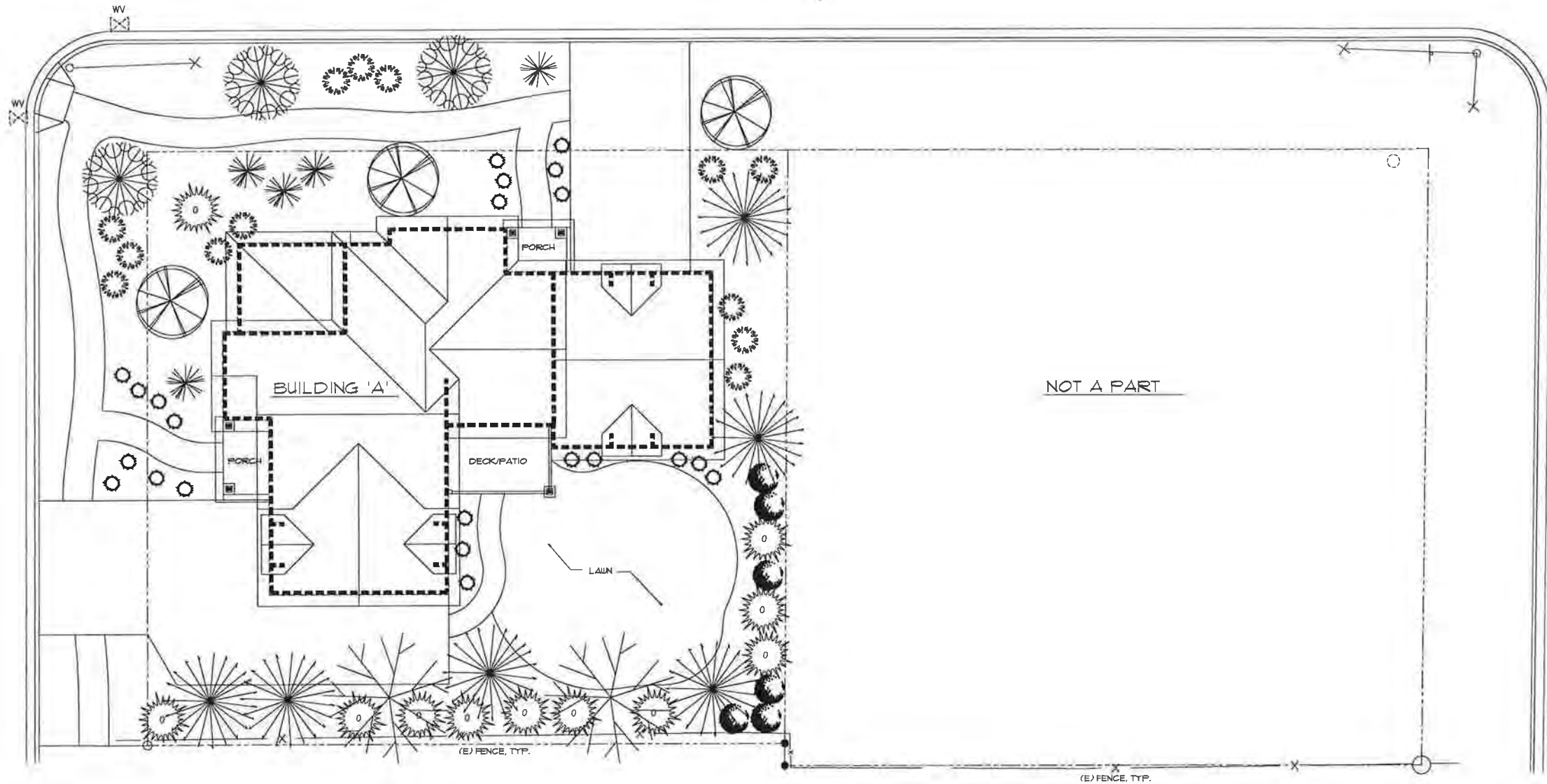
RECEIVED
JAN 30 2012
CARSON CITY
PLANNING DEPT.

JOB NO. 1002

N. MINNESOTA ST.

W. ANN ST.

N. DIVISION ST.



LANDSCAPE PLAN NORTH
SCALE: 1/8" = 1'-0"
APN. 01-131-06

TREE LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
SARGENT CRABAPPLE	MALUS 'SARGENTII'	3' CAL.	SEE PLAN	4
JEFFREY PINE	PINUS JEFFREYI	6 - 1 FT.	SEE PLAN	6
AMUR CHOKECHERRY	PRUNUS MAACKII	3' CAL	SEE PLAN	3
RED MAPLE	ACER RUBRUM	3' CAL.	SEE PLAN	2

SHRUB LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
SUIBO MT. PINE	PIRUS MUGO	15 GAL.	SEE PLAN	5
SPIRAEA	SPIRAEA SPP	5 GAL.	4' O.C.	13
OREGON GRAPE	MAHONIA AQUAFOLIUM	5 GAL.	4' O.C.	6
BLUE BEARD	CARYOPTERIS SPP.	5 GAL.	3' O.C.	22
LILAC	SYRINGA PERSICA	5 GAL.	6' O.C.	11

LANDSCAPE NOTES

1. PROVIDE AUTOMATIC SPRINKLERS FOR ALL PLANTING; SPRAY HEADS FOR LAWN AREAS & DRIP HEADS FOR PLANTER AREAS.
2. PROVIDE 4" TOP SOIL AT LAWN AREAS
3. PROVIDE DECOMPOSED GRANITE AT PLANTER AREAS (COLOR TO COMPLEMENT RESIDENCE)
4. RETAIN BOULDERS FROM EXCAVATION and RELOCATE LARGER ONES (400 - 500 LB.) TO PLANTER AREAS AS INDICATED BY LANDSCAPE BOULDER SYMBOL.
5. WHEN PLACING BOULDERS, PLACE A MIN. OF 25% OF BOULDER BELOW FINISH GRADE.
6. A NEW FENCE SHALL BE PROVIDE ALONG THE SOUTH PROPERTY LINE. FENCE SHALL COMPLY WITH IIRC STANDARDS. ACTUAL LOCATION AND INSTALL DATE TO BE DETERMINED AT FUTURE DATE.

LANDSCAPE PLAN

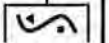
A NEW RESIDENTIAL DUPLEX for

HERMAN SAUER

DATE: 6-27-13
JOB NO: 13-181
PROJECT LOCATION:
825 N. DIVISION ST.
CARSON CITY, NV.

SHEET NUMBER

1-1



M. Steven Hendricks L.L.C.
Residential Designs
www.navadahomedesign.com

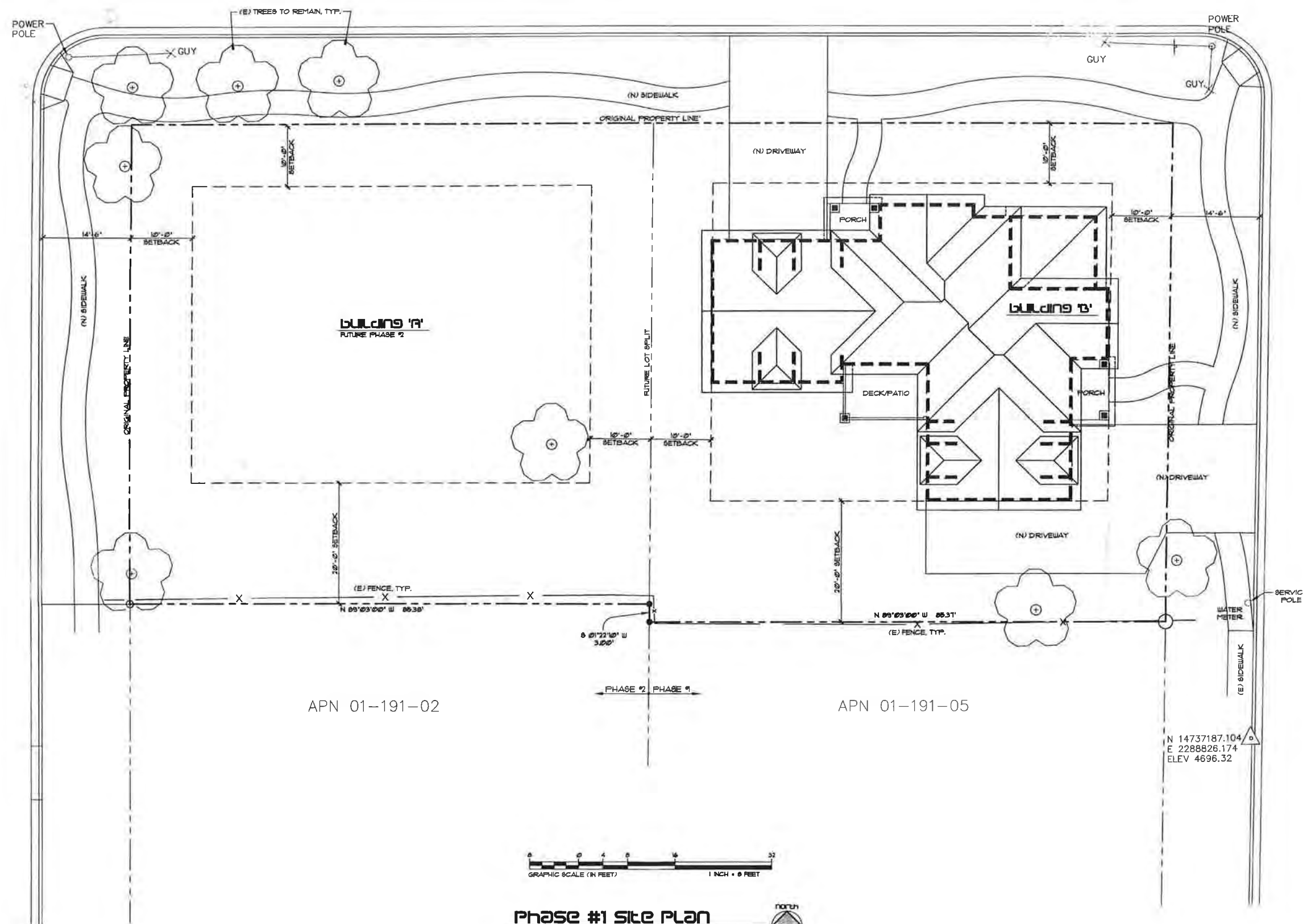
(775) 215-6393
(775) 849-2735 fax
shendricks@gmail.com
P.O. Box 18108
Reno, NV 89511

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W. ANN ST.

N. MINNESOTA ST.

N. DIVISION ST.



APN 01-191-02

APN 01-191-05

Phase #1 Site Plan

SCALE 1/8" = 1'-0"

APN. 01-191-06

TOTAL LOT AREA APPROX. 16,130 SQ.FT.

1-23-12

REVISIONS

- 1
- 2
- 3
- 4

new residential duplex

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

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DRAWN BY:

PRELIMINARY
SITE PLAN
PHASE #1

RECEIVED

JAN 30 2012

CARSON CITY

HRC - 10 - 102

JOB NO.

1002

A1.0

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:

HISTORIC RESOURCES COMMISSION

FILE # HRC - 14 -

Al Salzano, Architect 775.233.1984
APPLICANT **PHONE #**

5935 Grass Valley Road
MAILING ADDRESS, CITY, STATE, ZIP
Reno, NV 89510

EMAIL ADDRESS
ajsalzano@aol.com 775.233.1984

PROPERTY OWNER **PHONE #**
Herman K. Bauer

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 301, Vineburg, CA 95487

EMAIL ADDRESS
metric1@comcast.net 707-939-0533

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Al Salzano, Architect

MAILING ADDRESS, CITY, STATE ZIP
ajsalzano@aol.com

EMAIL ADDRESS

FEE: None

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

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

001-191-06

Street Address

812 N. Division Street

ZIP Code

89703

Project's Master Plan Designation

Mixed-Use Residential

Project's Current Zoning

RO

Nearest Major Cross Street(s)

Division St. & 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.

Minor modifications to previously reviewed multi-family dwelling. Previous approval was for duplex use.

The project has been modified to 4 dwelling units, 2 DU per floor, in the same footprint & design as prior approval.

Garages have been enlarged to accommodate additional required parking.

If Yes, please explain

If Yes, please describe:

812 N. Division Street – 4-plex Apartment

PROJECT DESCRIPTION

The subject project consists of a two-story, four (4) unit apartment building with two (2) 1-bedroom efficiency units on each floor. Said project was approved and currently permitted as a duplex with two (2) 2-bedroom units, one per floor. The intent is to convert the existing project from a two (2) unit duplex to a four (4) unit apartment with only very minor changes to the existing approved exterior elevations and site design, keeping the residential scale of the structure.

Changes from the previous approval include the enlargement of the garages, the addition of one extra front door, and additional exterior parking. Additionally, the exterior siding will be changed from the approved stucco design to wood siding.

A Special Use Permit (SUP) application has been approved for the Conditional Use of multi-family in the 'RO' zoning, multi-family being defined as three (3) or more residential units.

10-30-14

REVISIONS:

1

2

3

4

new residential duplex

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

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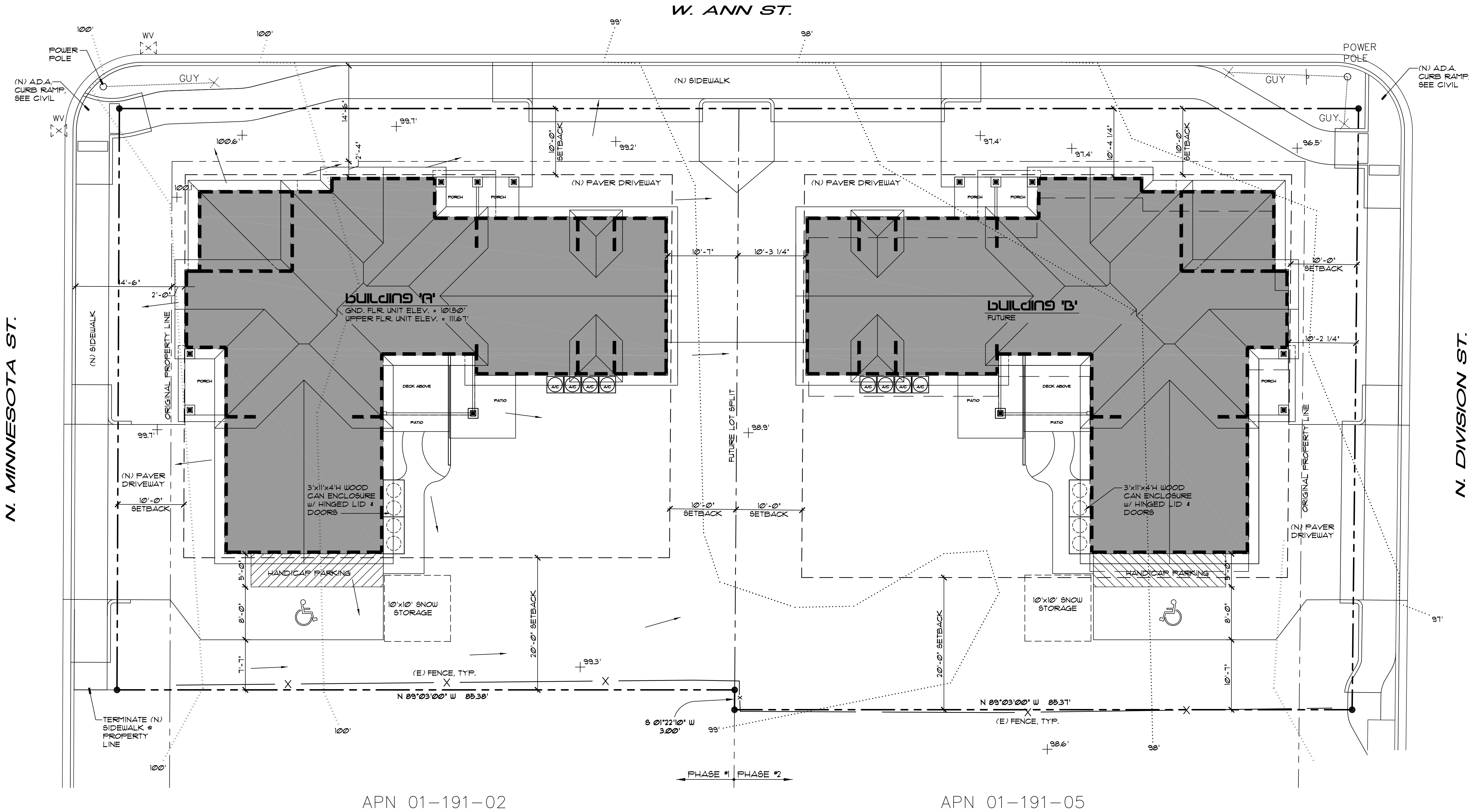
DRAWING TITLE:

PHASE #1 SITE
PLAN, DRAWING
INDEX

JOB NO.

1002

A-1



Phase #1 Site Plan

SCALE 1/8" = 1'-0"



APN. 01-191-06

TOTAL LOT AREA APPROX. 16,130 SQ.FT.

PARKING PROVIDED = 6 SPACES (1 H/CAP.)
1 SPACE PER UNIT PLUS 2 GUEST SPACES

S-20-14

REVISIONS:

1

2

3

4

new residential duplex

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

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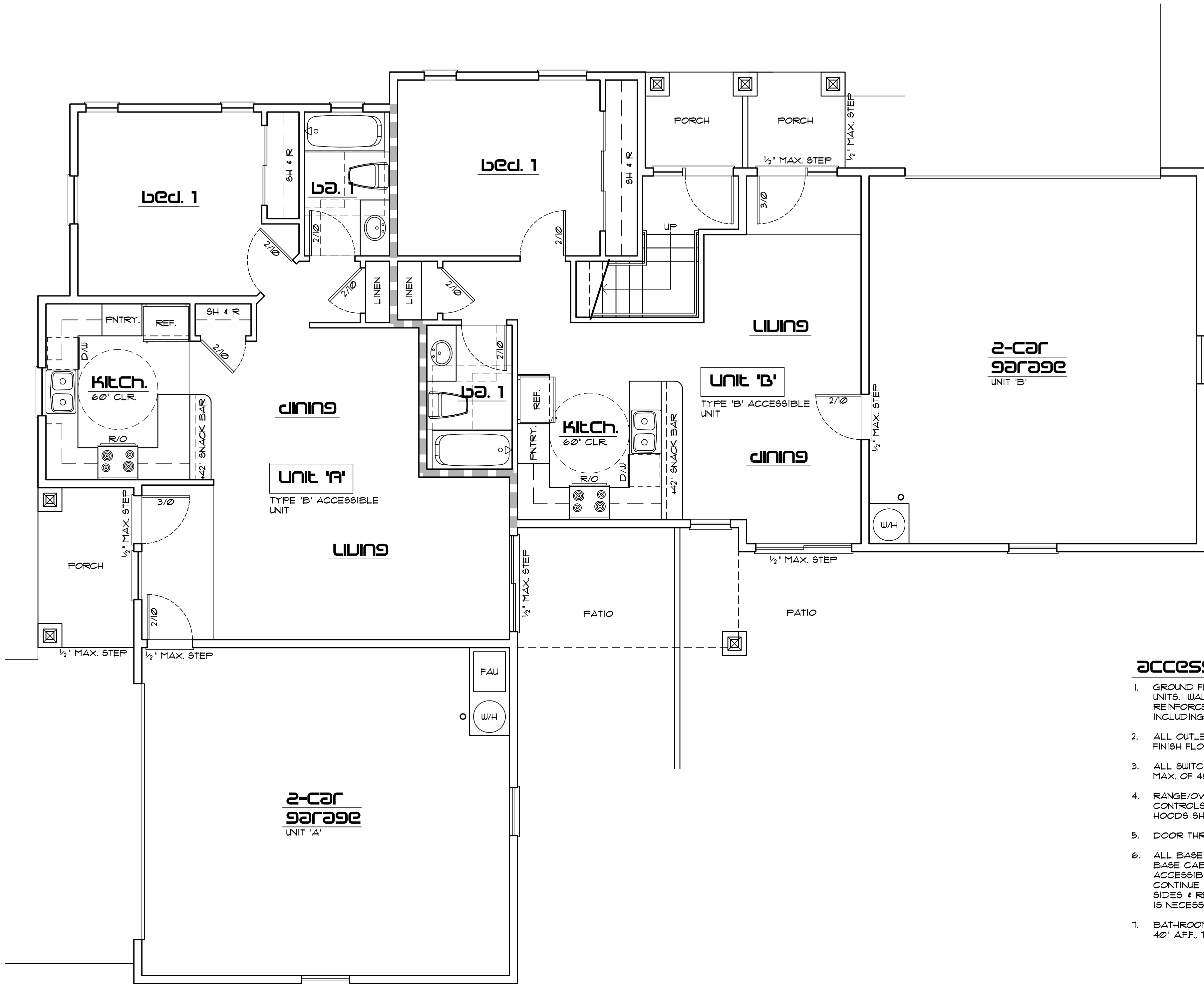
DRAWING CODE:

BLDG. 'A'
GROUND FLOOR
UNIT PLAN

JOB NO.

1002

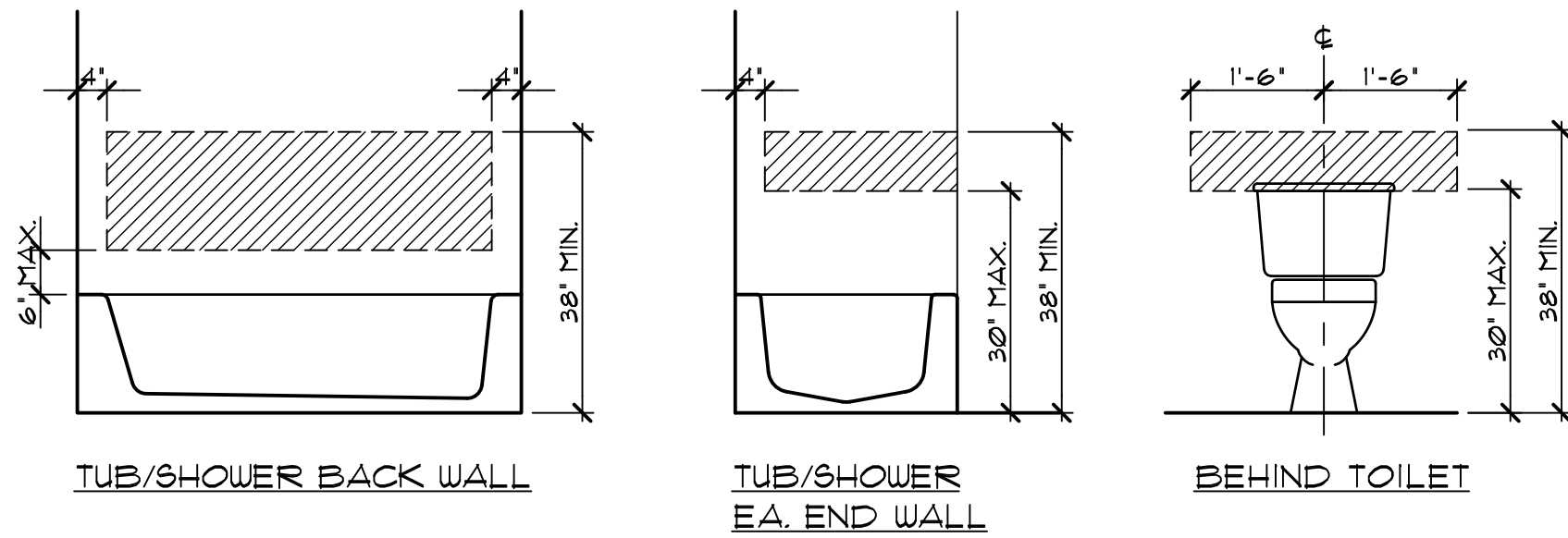
A-3



accessibility notes:

- GROUND FLOOR UNITS SHALL BE TYPE 'B' ADAPTABLE UNITS. WALLS & BATHTUB & WATER CLOSET SHALL BE REINFORCED FOR FUTURE GRAB BAR INSTALLATION INCLUDING SWING-UP BARS & WATER CLOSET.
- ALL OUTLETS SHALL BE MOUNTED A MIN. OF 15" ABOVE FINISH FLOOR (AFF.), TYP.
- ALL SWITCHES, THERMOSTATS, ETC. SHALL BE MOUNTED A MAX. OF 48" AFF., TYP.
- RANGE/OVEN (R/O) SHALL HAVE FRONT OR SIDE MOUNTED CONTROLS TO MEET ACCESSIBILITY GUIDELINES. VENT HOODS SHALL BE REMOTELY SWITCHED, MAX. 48" AFF.
- DOOR THRESHOLDS SHALL BE MAX. 1/2" HIGH.
- ALL BASE CABINETS UNO. SHALL BE 36" HIGH & SINK BASE CABINET SHALL BE REMOVABLE FOR ROLL-UNDER ACCESSIBILITY WITH CONVERSION. FLOORING SHALL CONTINUE UNDER REMOVABLE BASE UNITS & CABINET SIDES & REAR WALL SHALL BE FINISHED SO NO WORK IS NECESSARY WHEN THE BASE CABINET IS REMOVED.
- BATHROOM MIRRORS SHALL BE MOUNTED A MAX. OF 40" AFF., TYP. ALL WATER CLOSETS SHALL BE 18" TALL.

NOTE:
SHADED AREAS INDICATE MINIMUM REINFORCED AREAS FOR FUTURE GRAB BAR MOUNTING. SOLID BACKING SHALL BE PROVIDED & AT TUB SURROUNDS THE BACKING MUST BE SUFFICIENT THICKNESS TO FLUSH WITH THE BACK SURFACE OF THE SURROUND.



1

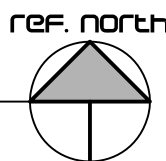
backing requirements

SCALE 1/2" = 1'-0"

building 'A'

GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"



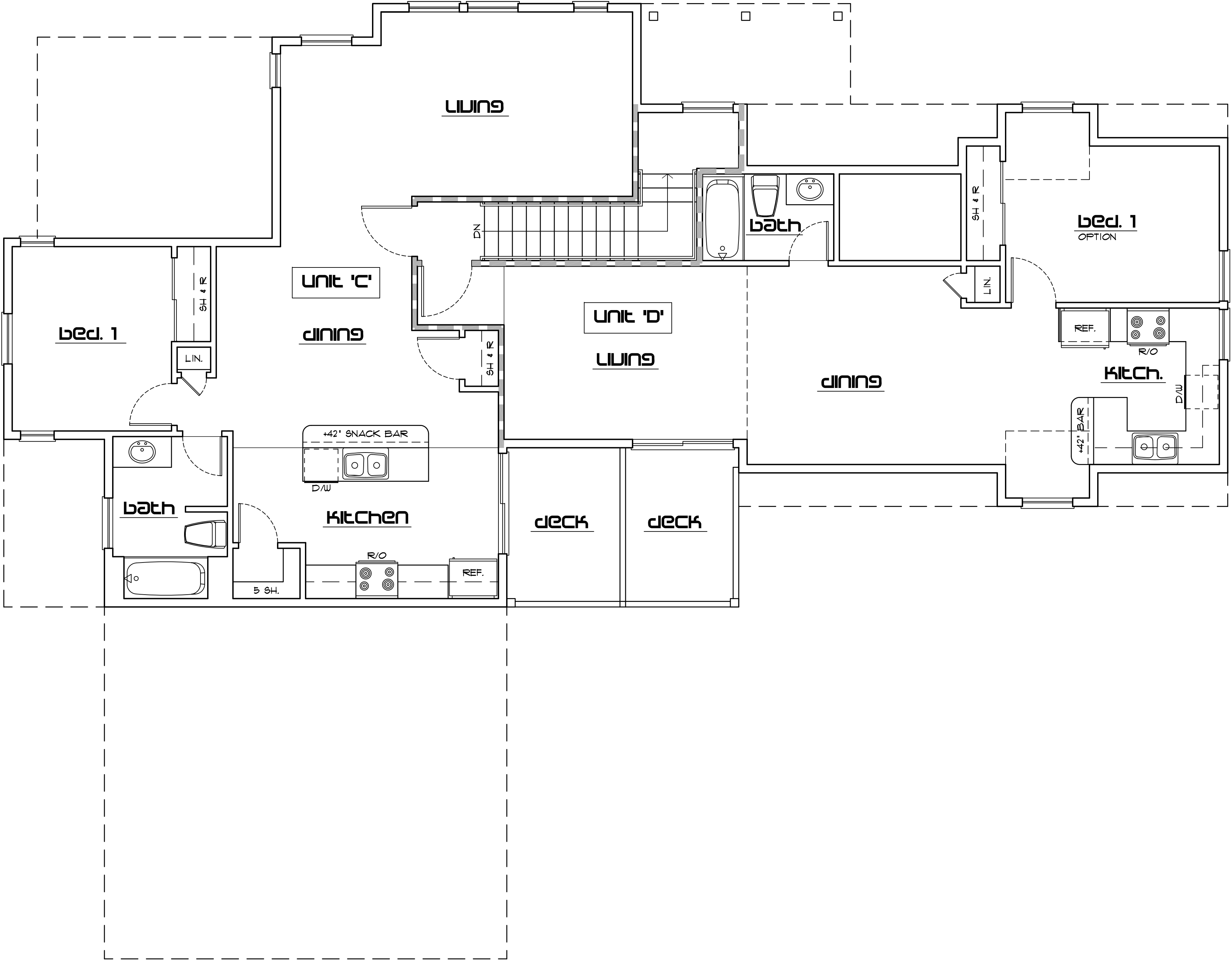
GROUND FLOOR UNIT 'A' LIVABLE AREA APPROX. 116 SQFT.

GROUND FLOOR UNIT 'B' LIVABLE AREA APPROX. 668 SQFT.

GROUND FLOOR UNIT 'A' & 'B' GARAGE APPROX. 324 SQFT. EACH

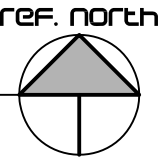
UPPER FLOOR COMMON AREA APPROX. 63 SQFT.

TOTAL GROUND FLOOR LIVABLE AREA APPROX. 1,501 SQFT.



BUILDING 'A'
UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"



UPPER FLOOR UNIT 'C' LIVABLE AREA APPROX. 831 SQ.FT.
UPPER FLOOR UNIT 'D' LIVABLE AREA APPROX. 636 SQ.FT.
UPPER FLOOR COMMON AREA APPROX. 16 SQ.FT.
TOTAL UPPER FLOOR LIVABLE AREA APPROX. 1,483 SQ.FT.

5-13-14

REVISIONS:	
1	
2	
3	
4	

new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

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DRAWING TITLE:
**BLDG. 'A'
UPPER FLOOR
UNIT PLAN**

JOB NO.
1002

A-S



north elevation

SCALE 1/4" = 1'-0"



east elevation

SCALE 1/4" = 1'-0"

10-20-14

REVISIONS:

1

2

3

4

new residential duplex

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

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DRAWING TITLE:

BLDG. 'A'
EXTERIOR
ELEVATIONS

JOB NO:

1002



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

10-20-14

REVISIONS:	
1	
2	
3	
4	

new residential duplex
MR. HERMAN BAUER
812 N. DIVISION STREET
CARSON CITY, NEVADA

FOR:

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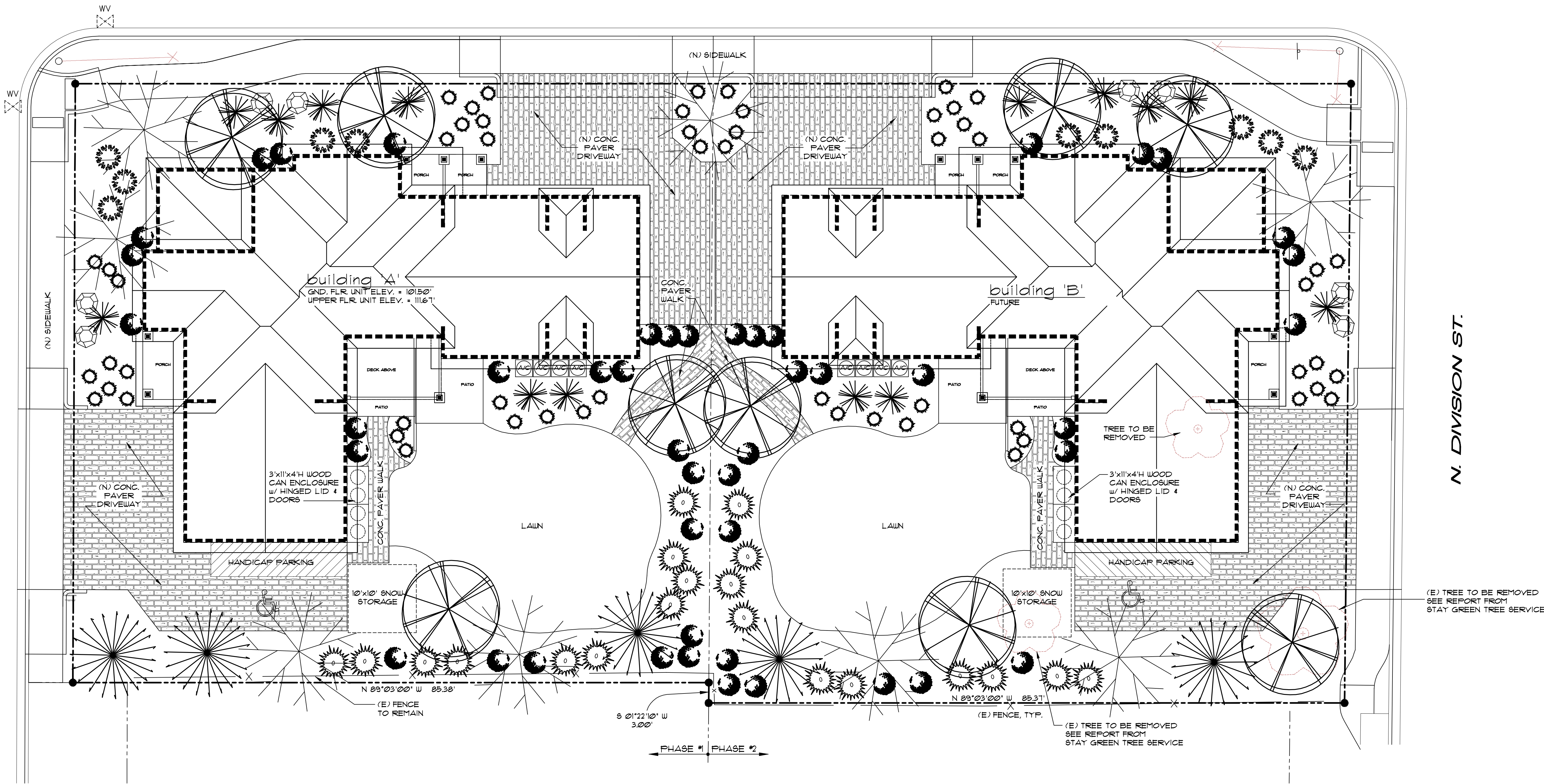
DRAWING TITLE:
BLDG. 'A'
EXTERIOR
ELEVATIONS

JOB NO.
1002

N. MINNESOTA ST.

W. ANN ST.

N. DIVISION ST.



LANDSCAPE PLAN NORTH
SCALE: 1/8" = 1'-0"

TREE LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
WHITE ASH	FRAXINUS AMERICANA	3' CAL.	SEE PLAN	9
JEFFREY PINE	PINUS JEFFREYI	6 - 1 FT.	SEE PLAN	5
RED MAPLE	ACER RUBRUM	3' CAL.	SEE PLAN	8

SHRUB LEGEND

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QNTY.
SWISS MT. PINE	PINUS MUGO	15 GAL.	SEE PLAN	14
LAVANDER	LAVANDULA ANGUSTIFOLIA	5 GAL.	4' O.C.	10
OREGON GRAPE	MAHONIA AQUAFOLIUM	5 GAL.	4' O.C.	46
BLUE BEARD	CARYOPTERIS SPP.	5 GAL.	3' O.C.	56
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.	6' O.C.	20

LANDSCAPE NOTES

1. PROVIDE AUTOMATIC SPRINKLERS FOR ALL PLANTING; SPRAY HEADS FOR LAWN AREAS & DRIP HEADS FOR PLANTER AREAS
2. PROVIDE 4" TOP SOIL AT LAWN AREAS.
3. PROVIDE BARK or ROCK COBBLE AT PLANTER AREAS (COLOR TO COMPLIMENT RESIDENCE)
4. RETAIN BOULDERS FROM EXCAVATION and RELOCATE LARGER ONES (400 - 500 LB.) TO PLANTER AREAS AS INDICATED BY LANDSCAPE BOULDER SYMBOL.
5. WHEN PLACING BOULDERS, PLACE A MIN. OF 25% OF BOULDER BELOW FINISH GRADE.

LANDSCAPE PLAN
A NEW RESIDENTIAL 4-PLEX for
HERMAN BAUER

DATE: 10-30-14
JOB NO.: 14-157
PROJECT LOCATION:
892 N. DIVISION ST.
CARSON CITY, NV.

SHEET NUMBER

1 - 1

M. Steven Hendricks L.L.C.
Residential Designs
www.nevadahomedesign.com

(775) 219-6393
(775) 302-2892 fax
steve@nevadahomedesign.com
P.O. Box 19108
Reno, NV 89511

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REVISIONS



This rendering is an artist's conception. The actual building may have technical differences.

VIRBICK



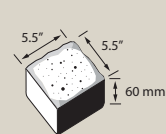
COUNTRY COBBLE

Interlocking Paving Stones

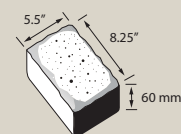
Old world charm can be as close as your own backyard when you use Basalite®'s Country Cobble pavers. Country Cobble's square, rectangle and mega styles are crafted in organic hues that can be custom blended at the time of installation.

Above: Country Cobble in Cottage Blend
Cover: Country Cobble in Positano

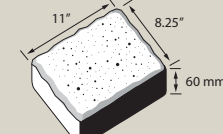
SPECIFICATIONS



Style: Square
Weight: 6 lbs
Units/Pallet: 512
Sq. Ft./Pallet: 107



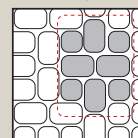
Style: Rectangle
Weight: 8 lbs
Units/Pallet: 384
Sq. Ft./Pallet: 121



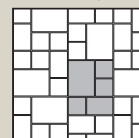
Style: Mega
Weight: 19 lbs
Units/Pallet: 160
Sq. Ft./Pallet: 102

PATTERNS

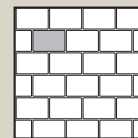
Interlace
70% rectangle and
30% square



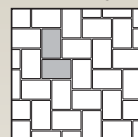
Random 1
40% mega, 20% rectangle
and 40% square



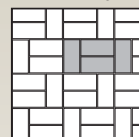
Running Bond
100% rectangle



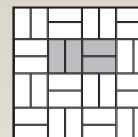
Herringbone
100% rectangle



Basket Weave
100% rectangle

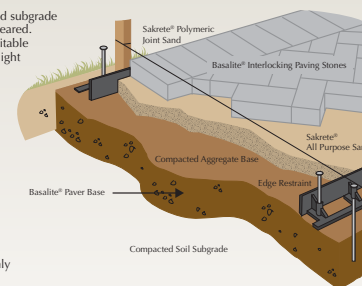


Double Basket Weave
100% rectangle



TYPICAL PAVER INSTALLATION*

1. Excavate unsuitable, unstable or unconsolidated subgrade material and compact the area which has been cleared. Backfill and level with dense graded aggregate suitable for base material (typically 3" - 6" for pedestrian/light vehicular traffic and 8" - 10" for driveway applications), or as otherwise directed by site engineer/architect/landscape architect.
2. Install edge restraint using concrete curb, concrete toe or edging.
3. Place bedding course of sharp, normal-weight screening or concrete sand to a uniform depth of approximately 1" leveled to grade.
4. Install Basalite Pavers hand tight with joints approximately 1/8". Where required, cut stones with an approved cutter to fit accurately.
5. Tamp pavers with mechanical vibrator, uniformly level true to grade and free of movement.
6. Fill voids in joints by sweeping dry, fine, sharp sand over pavers.



*The installation instructions and illustrations shown are a basic overview of paver installation methods. Due to the variety of applications, please refer to the Basalite® installation guide, or visit us online at basalite.com.

COLORS



Cottage Blend



Charcoal



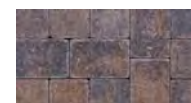
Naples



Positano



Sienna



Tan Charcoal



Terra Cotta



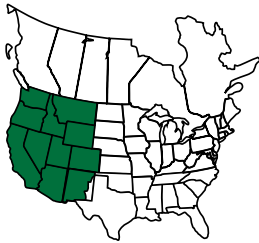
Venice

NOTE: Printed colors shown in this brochure may vary from actual product colors. We recommend selecting colors from actual product samples.

James Hardie® ColorPlus® Technology Palette

WEST

Effective: November 2012



US Markets: Oregon, Washington, California, Rockies, Desert, Boise and Hawaii

The following James Hardie® siding products are available in these ColorPlus® Technology colors: Artisan® Lap Siding, HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.



Arctic White
JH10-20



Navajo Beige
JH30-10



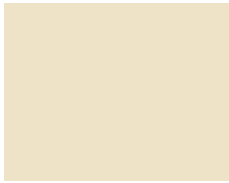
Cobble Stone
JH40-10



Heathered Moss
JH50-20



Boothbay Blue
JH70-20



Sail Cloth
JH20-10



Harris Cream
JH80-10



Sandstone Beige
JH30-20



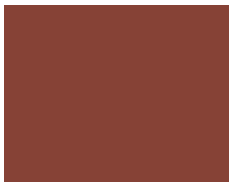
Monterey Taupe
JH40-20



Mountain Sage
JH50-30



Evening Blue
JH70-30



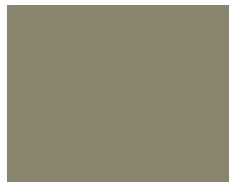
Traditional Red
JH90-10



Autumn Tan
JH20-20



Khaki Brown
JH20-30



Woodstock Brown
JH30-30



Parkside Pine
JH60-30



Iron Gray
JH90-30



Countrylane Red
JH90-20



Tuscan Gold
JH80-20

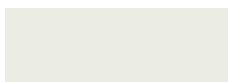


Chestnut Brown
JH80-30

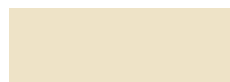


Timber Bark
JH40-30

The following James Hardie® products are available in these ColorPlus® Technology colors: Artisan® Accent™ Trim Boards, HardieTrim® Boards and HardieSoffit® Panels.



Arctic White JH10-20



Sail Cloth JH20-10



Navajo Beige JH30-10



Sandstone Beige JH30-20



Autumn Tan JH20-20



Cobble Stone JH40-10



Monterey Taupe JH40-20



Khaki Brown JH20-30



Woodstock Brown JH30-30



Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.



JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

James Hardie® ColorPlus® Technology Siding Products

artisan
JamesHardie

ARTISAN® LAP SIDING

Thickness: 5/8"
Length: 12' planks

Smooth

Widths: 5.25" (4" exp.)
7.25" (6" exp.)
8.25" (7" exp.)



Smooth in Mountain Sage



HardiePlank
DESIGN COLLECTION

HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

Custom Beaded Cedarmill®

Width: 8.25" (7" exp.)

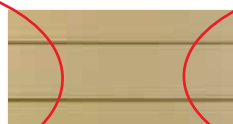


Sandstone Beige



Custom Beaded Smooth

Width: 8.25" (7" exp.)



Autumn Tan

Custom Colonial™ Roughsawn

Available in HZ10® product zones only

Width: 8" (6.75" exp.)



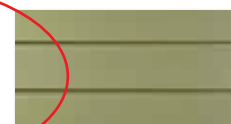
Sandstone Beige



Custom Colonial™ Smooth

Available in HZ10® product zones only

Width: 8" (6.75" exp.)



Heathered Moss

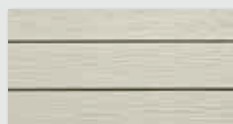
HardiePlank®

HARDIEPLANK® LAP SIDING

Thickness: 5/16"
Length: 12' planks

Select Cedarmill®

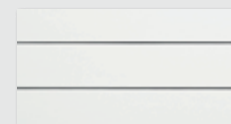
Widths: 6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)



Cobble Stone

Smooth

Widths: 6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)



Arctic White

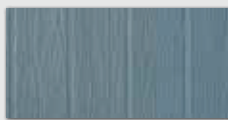
HardiePanel®

HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

Sierra 8

Sizes: 4' x 8' and 4' x 10'



Boothbay Blue

Stucco

Sizes: 4' x 8' and 4' x 10'



Autumn Tan

Cedarmill®

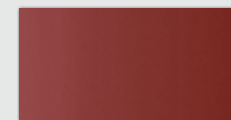
Sizes: 4' x 8' and 4' x 10'



Woodstock Brown

Smooth

Sizes: 4' x 8' and 4' x 10'



Countrylane Red

HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel

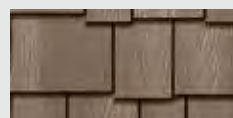
Width: 48"
Height: 15.25" (7" exp.)



Khaki Brown

Staggered Edge Panel

Width: 48"
Height: 15.875" (6" exp.)

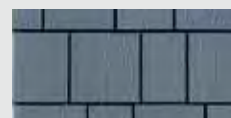


Monterey Taupe

Individual Shingles

Not available in Denver

Widths: 4.2", 5.5", 6.75",
7.25", 10"
Height: 15.25" (7" exp.)



Evening Blue



ARTISAN® ACCENT TRIM

Thickness: 1-1/2"
Length: 12' boards

Smooth
Widths: 3.5"
5.5"



Khaki Brown

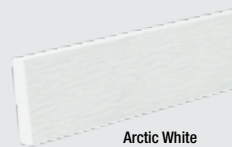
HardieTrim®

HARDIETRIM® BOARDS

Length: 12' boards

4/4 Rustic

Thickness: 3/4"
Widths: 3.5", 5.5", 7.25",
9.25", 11.25"



Arctic White

4/4 Smooth

Available in HZ10 zones of California
& Desert only

Thickness: 3/4"
Widths: 3.5", 5.5", 7.25",
9.25", 11.25"



Arctic White

5/4 Rustic

Thickness: 1"
Widths: 3.5", 5.5", 7.25",
9.25", 11.25"



Arctic White

5/4 Smooth

Available in HZ10 zones of California
& Desert only

Thickness: 1"
Widths: 3.5", 5.5", 7.25",
9.25", 11.25"



Arctic White

HARDIETRIM® NT3™ BOARDS

Length: 12' boards

4/4 Smooth

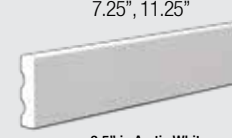
Thickness: 3/4"
Widths: 5.5", 7.25"



5.5" in Arctic White

5/4 Smooth

Thickness: 1"
Widths: 3.5", 4.5", 5.5",
7.25", 11.25"



3.5" in Arctic White

4/4 HARDIETRIM® BATTEN BOARDS

Rustic Grain®

Thickness: 3/4"
Width: 2.5"



Navajo Beige

Smooth

Thickness: 3/4"
Width: 2.5"



Arctic White

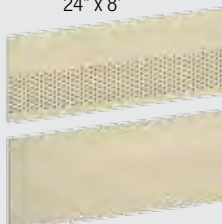
HardieSoffit®

HARDIESOFFIT® PANELS

Thickness: 1/4"

Vented & Non-Vented Cedarmill®

Sizes: 12" x 12', 16" x 12',
24" x 8'





COLORPLUS® TECHNOLOGY ACCESSORIES

When using James Hardie products with ColorPlus® Technology, ensure long-lasting beauty by exclusively using ColorPlus® Touch-up and Matched Caulk instead of paint and caulk.

COLORPLUS® TOUCH-UP KIT:

Using ColorPlus Touch-Up on ColorPlus products is important to maintain the color consistency and durability delivered through a ColorPlus exterior. ColorPlus Touch-up is specially formulated to match ColorPlus Technology colors and offers better resistance to aging, color change and chalking when used on James Hardie products with ColorPlus Technology.

Edge coater

Edge coating is required for any cuts made in ColorPlus products. Edge coating seals the edges of the board and makes the joints and seams less visible. ColorPlus edge finishes shall be applied with the James Hardie Edge Coater. If any areas larger than a dime require touch-up, replace the area with a new piece of ColorPlus plank or panel.



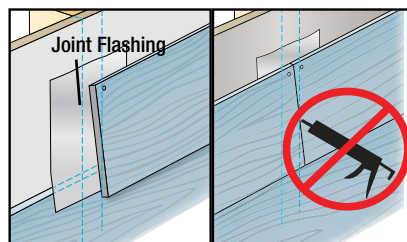
Touch-up pen

JH Touch-up pens are used for concealing nail heads and very small nicks and scrapes. Touch-up pens shall be used sparingly.



COLORPLUS® TECHNOLOGY MATCHED CAULK:

James Hardie recommends the use of caulks and sealants that remain 'permanently flexible.' Must be applied in accordance with the manufacturer's written instructions.



James Hardie's warranty provides coverage for defects in materials and workmanship on ColorPlus Technology products and ColorPlus Touch-up only. It does not warrant the appearance or performance of any third party coatings or finishes, including paint, used as touch-up and third party touch-up paints used on James Hardie products with ColorPlus Technology.

TRIM ACCESSORIES

Flat Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications around windows, doors, and band boards.



Corner Tabs

Reduces nail holes and improves the overall aesthetic of the installation. For trim applications on corners.




JamesHardie

1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

****Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.**

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**From light, inviting earth tones
to darker, bolder hues**



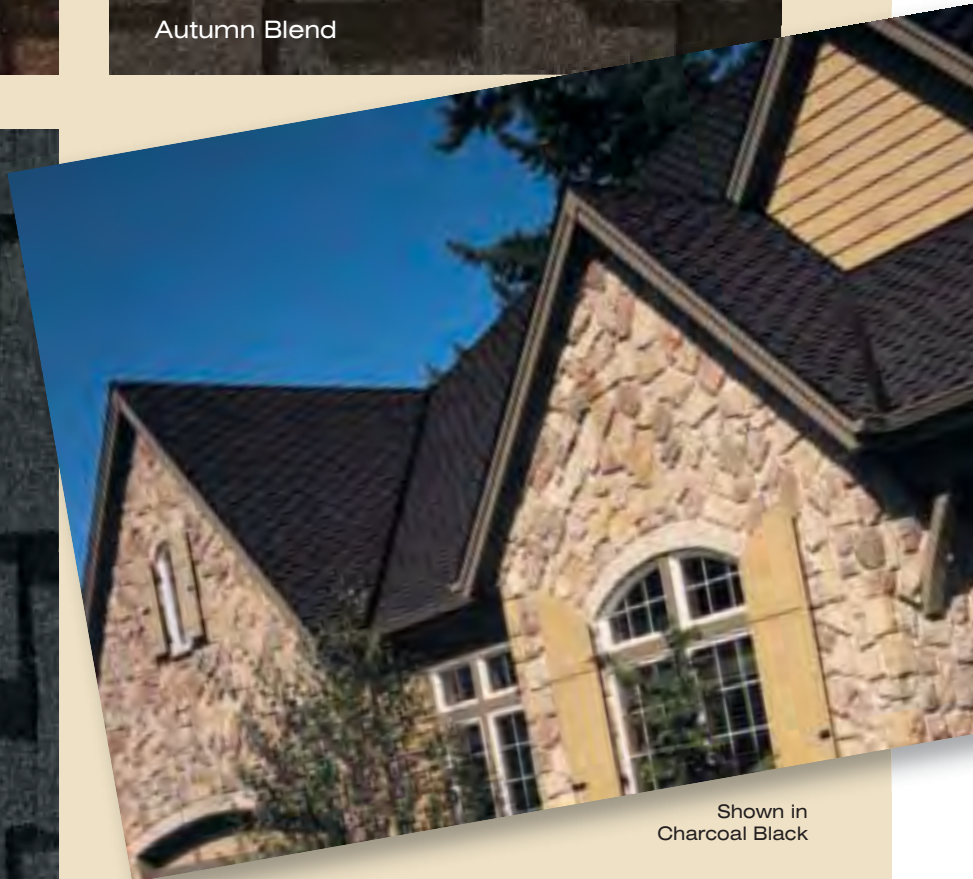
Aged Bark



Autumn Blend



Charcoal Black



Shown in
Charcoal Black

**Color your home...virtually.
Log on to www.certainteed.com/colorview**

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Imagine

Learn

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[View Larger Photo](#) Orchard Cypress Ridge





November 17, 2014

**Carson City Planning Division
108 E. Proctor Street, NV 89701
CARSON CITY, NV 89701
Att.: Ms. Pansky, Planning Manager**

Subject: 812 N. Division Project, Carson City

Dear Ms. Pansky,

As you requested, we engaged an arborist to evaluate the trees presently remaining on the Division side of the subject property. We enclose a report from Stay Green Tree Service, which is self-explanatory. Based on these recommendation it is our intention to remove the trees as part of the construction.

If you have any questions please feel free to contact Mr.Lopez at 775-287-1801.

Yours very truly



Herman Bauer

**Cc: Robert Lopez
Al Salzano, AIA
John Uhart**

Stay Green Tree Service

***P.O. Box 1335
Carson City, NV 89702
(775) 883-7899***


**To: Herman Bauer
Re: Tree Assessment Report**

As requested we performed a tree health and risk assessment on an apple tree located on the vacant lot at the south west corner of Ann and Division street in Carson City. The apple tree is located on the southeast corner of the lot adjacent to the parking lot of the adjoining property. The tree is also located under overhead utility lines. The apple tree is about 21" DBH. The structure of the tree is poor. The tree has been topped and has significant decay at the topping cuts. In response to the topping cuts the tree has produced extensive water sprout growth, which has been allowed to grow, and contributes to the trees poor structure. There is extensive insect damage to over 80 percent of the leaves on the tree, in addition there is a presence of powdery mildew. At the base of the tree excessive sucker growth is present along with some basal root decay.

It is my professional opinion that this tree be removed and replaced by a new healthy tree. I also recommend removing a second apple tree located ~ 40 feet west of the first tree. This apple trees integrity is compromised by a large vertical crack running down the length of the trunk. This apple tree also has substantial decay where all the main limbs join to the trunk.

If you have any further questions, please feel free to contact me.

Robert Lopez - I.S.A. Certified Arborist # WE-2186A
Cell Phone: 775-287-1801



11-2-14

Susan Dorr Pansky

From: Joseph Booth
Sent: Wednesday, December 03, 2014 11:12 AM
To: Susan Dorr Pansky
Cc: Joseph Booth
Subject: 812 n. division project tree assessment

susan, I inspected the trees in question located at the s.w. crn of ann & division on 12-2-14. I agree with mr. lopez assessment and recommendations concerning these trees.i also advise replacement of removed trees with a more desirable type of tree for this site. thank you joseph booth certified arborist isa we-2827a, certified tree worker 1501c wcisa .

12/01/2014

Alexander Kirsch
803 N. Minnesota St.
Carson City, NV 89703

Jed Block
Historic Resources Commission
108 E. Proctor St.
Carson City, Nevada 89701



Dear Mr. Block,

Nothing has changed since the beginning of Mr. Bauer's initial proposal from July 28, 2010. An opposition to the proposed 8plex apartment complex remains very strong.

We have a number of reasons to oppose the Construction of 2 4-Plex apartment buildings within Carson City's Historic District, most of which were presented verbally and in written petitions to the Historic Resources Commission in several public meetings and to the several Planning Commission hearings and appeals over the past four years.

By Carson City Regulation this matter should have been discussed by this Historic Resources Commission prior to approval of the Planning Division and ultimately during an Appeal brought forth to the Board of Supervisors. Correct protocol has not been followed and this is why we ask to revert back to previously approved development of Mr. Herman Bauer's property to two duplex buildings.

It should also become evident that the points made herein opposing the proposed project within the Carson City Historic District refute most of the Planning Division's staff findings, which were the basis of a Special Use Permit approval by the Planning Commission. The location and size of the property simply does not support the traffic and parking requirements of the Carson City Municipal Code and this project would set an undesirable and deleterious precedent for the Historic District.

No similar two Four-Plex developments are in existence today within the West Side Residential, Residential/Office zoned areas and within the Historic District. The approval of F-4 SUP-14-36 by the Planning Commission and Board of Supervisors seems to render the existence of a Historic District and the purpose of a Historical Resource Commission useless.

Space that is required by the CCMC for snow removal/temporary storage of snow has never been identified in the provided Building and Landscaping Plans. It is also questioned that the proposed property development would allow for sufficient storage (e.g. bicycles, lawn tools, BBQS) and outdoor recreational space for a total of potentially 16 occupants.

An ITE parking study that says the City can reduce its long-standing requirement of 2 parking spaces per dwelling unit to 1.5 spaces per dwelling unit was contested. ITE's conclusion is based on old survey data, none of which was obtained in Nevada. Both their suburban and urban parking studies have an average data age over 21 years old. The opposition did provide more recent 2010 Census data for Zip Code 89703 that showed a substantial rise in the number of households with 2 or more cars. The ITE study was simply flawed and its approval will change not only future developments within the Historic District, but within the entire City

Two (2) parking spaces per unit were required as per City Ordinance and Development Standards; however what was the justification for providing fewer parking spaces (1.5 spaces per Dwelling Unit in an already congested area). Why have onsite parking regulations in the Municipal Codes when they can be dismissed solely upon a 22 year old outdated national survey and not through intensive discussion by City Planning authorities. .

A request from Mr. Jade Brinson to add 2 units and parking to a neighboring apartment complex located at property on 818 North Minnesota St. was previously denied by the Historic Resources Commission which would have provided 15 parking spaces for eight dwelling units. Mr. Brinson's property currently offers a total of 13 onsite parking spaces for 6 dwelling units. It should be mentioned that Mr. Brinson is now also opposing the proposed construction by Herman Bauer. Furthermore he has experience of two Bedroom units being in much higher demand than one Bedroom units as he offers both.

Planning Staff did not believe that an additional multi-family use building would be detrimental to the surrounding uses, as the area is "in transition away from single family residential to higher density, multi-family residential and commercial office uses", however neither Mr. Bauer nor the planning commission provided any analysis or documentation to support this statement. In fact, as of this date no complex of this magnitude (Eight 1 Bedroom Apartment Units) is of existence within the Historic District.

The approval of 1.5 parking spaces per Dwelling Unit and the change of Carson City's Municipal Code requirements during the recent Board of Supervisors Appeal of SUP-036-014 will not only impact any future development within Carson City, but will have grossly negative effects for the City's Historic District. An approval of Mr. Bauer's project as proposed will jeopardize the integrity and the purpose of Carson City's Historic Resources Commission and may render its existence useless.

In the past illegal removal of several Historic Trees which were supposed to remain was contested without consequences and now make this his new plan possible. Two still existing Fruit Trees will likely have to be removed to accommodate Mr. Bauer's new project. We wish to contest his possible argument that these trees are of bad Health as his provided pictures were taken during winter a few years ago. We can provide evidence that all remaining trees continue to appear lush and fruit bearing up until today without any watering.

This Historic Resources Commission should continue to focus on preserving Carson City's Historic District, previously negotiated and approved building plans of two duplex units on Mr. Bauer's property should be reinstated and re-approved as sole possible alternative. With close to 50% of all Property Owners of the Historic District opposing Mr. Bauer's new project, we urge the Members of this Board to retain the integrity of our nationally recognized neighborhood.

Sincerely,



Alexander Kirsch

File # (Ex: MPR #07-111)	<i>HRC-14-146</i>
Brief Description	<i>Bauer 4 Plex</i>
Project Address or APN	<i>APN 001-191-06</i>
Bldg Div Plans Examiner	<i>Vann Clegg</i>
Review Date	<i>December 3, 2014</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

- Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit per Section 1107.6.2.1.2, 2012 IBC. (The exception to this section is applicable.)
- Provide accessible parking for each structure per Section 1106.2, 2012 IBC.
- Refer to other applicable sections in Chapter 11 of the 2012 IBC for additional requirements.
- Provide approved UL occupancy separation wall details for fire and building review with plan submittal.

Carson City Engineering Division
Historic Resources Commission Report
812 N. Division St.
File Number HRC 14-146

TO: Historic Resources Commission

FROM: Rory Hogen, E.I.

DATE: October 29, 2014

SUBJECT TITLE:

Review of a Historic Resources Commission application for the building of two multi-family dwelling units at 812 N. Division 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. Construction must meet all requirements of the State of Nevada and Carson City, both on and off site.

All frontage improvements must be completed and accepted (or bonded for) before the right of way abandonment is recorded.