

**City of Carson City
Agenda Report**

Date Submitted: January 6, 2015

Agenda Date Requested: January 15, 2015

Time Requested: 1 Hour

To: Mayor and Board of Supervisors

From: Community Development - Planning Division

Subject Title: For Possible Action: To consider an appeal of the Historic Resources Commission's denial of a request from Herman Bauer to amend previously approved Historic Resources Commission applications, 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. (HRC-14-146) (Susan Dorr Pansky)

Staff Summary: The Historic Resources Commission application (HRC-14-146) was reviewed and denied by the Historic Resources Commission on December 11, 2014. Decisions of the Historic Resources Commission may be appealed to the Board of Supervisors. An appeal of the Historic Resources Commission's denial of HRC-14-146 was filed by the applicant and owner of the subject property. The Board of Supervisors may uphold, modify or reverse the Historic Resources Commission's approval.

Type of Action Requested:

Resolution
 Formal Action/Motion

Ordinance
 Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Historic Resources Commission Action: Denied the application on December 11, 2014 by a vote of 6 ayes and 1 nay.

Recommended Board Action: I move to reverse the Historic Resources Commission's decision to deny application HRC-14-146 based on the fact that the denial was made citing compatibility of density and uses in the Historic District, which is a zoning issue and outside the scope of review by the Historic Resources Commission. This decision hereby approves HRC-14-146, a request from property owner Herman Bauer to amend previously approved Historic Resources Commission applications, 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 upon the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and Historic Resources Commission Policies.

Explanation for Recommended Board Action: Please see the accompanying staff memo with various attachments including the Historic Resources Commission staff report for more explanation on the proposed action.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.06.070 (Appeals of HRC Action), 18.06.010 (Purpose/Applicability of Historic District), 18.06.015 (Procedure for Proposed Project in Historic District), 18.06.030 (Duties of the HRC), 18.06.040 (Historic Designation – Procedure), 18.06.060 (Standards of Review of HRC Application), 18.06.065 (Grounds for HRC Action), 18.04.010 (Zoning Districts Established)

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

- 1) If the Board of Supervisors finds that the Historic Resources Commission was justified in their denial of HRC-14-146, the Board may uphold the Historic Resources Commission's denial of the application based upon findings for denial.
- 2) If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration on the application by the Historic Resources Commission, the Board may refer the matter back to the Historic Resources Commission.

Supporting Material:

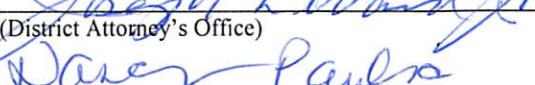
- 1) Staff Memo to Board of Supervisors
- 2) Appeal Letter from Mr. Herman Bauer
- 3) Historic Resources Commission Case Record
- 4) December 11, 2014 Historic Resources Commission Staff Report including all late material submitted prior to and at the meeting

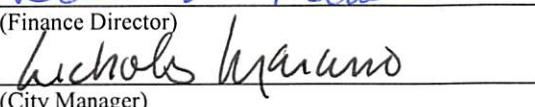
Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By:


(Community Development Director) Date: 1-6 '15


(District Attorney's Office) Date: 1/6/15


(Finance Director) Date: 1/6/15


(City Manager) Date: 1/6/15

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

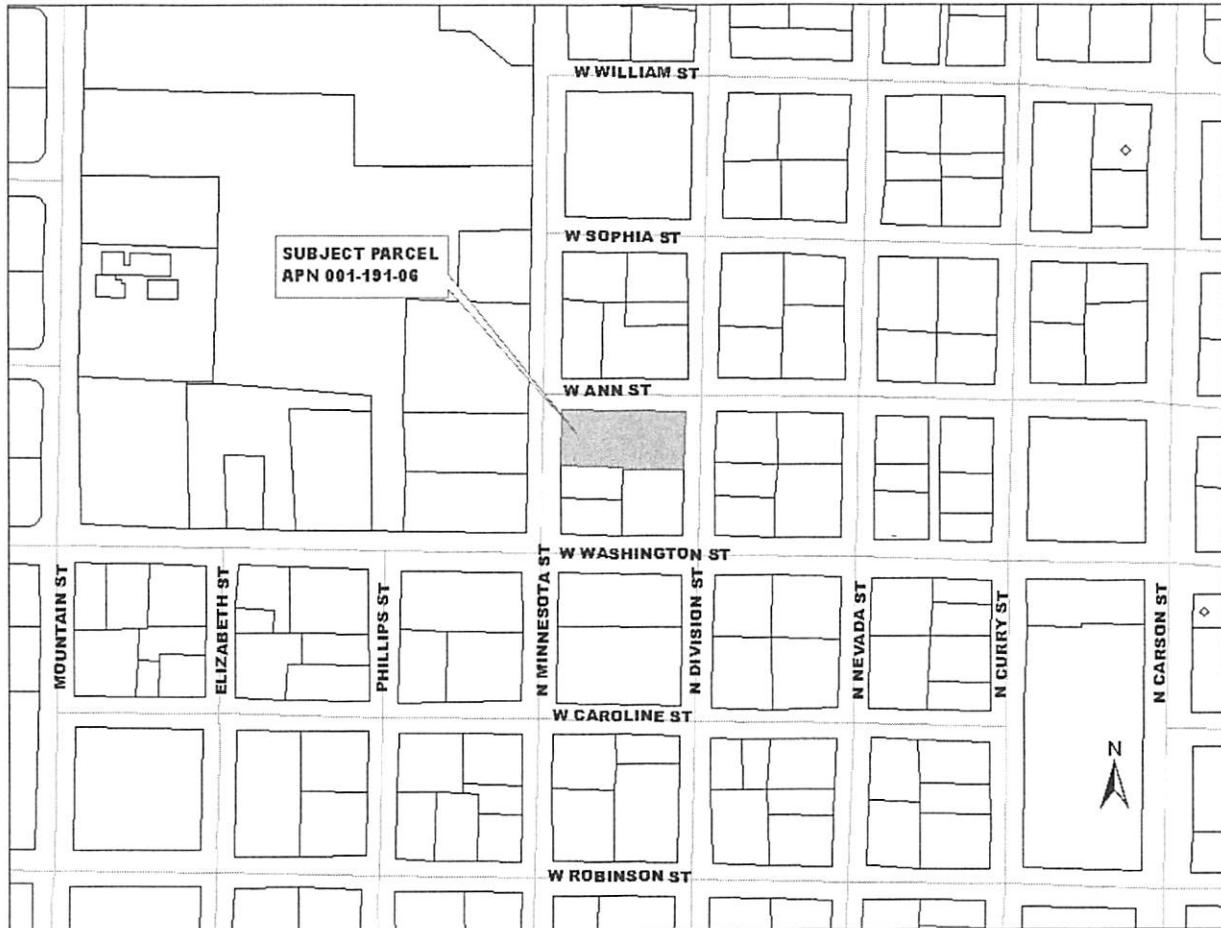
Board of Supervisors Meeting of January 15, 2015

TO: Board of Supervisors

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: January 6, 2015

SUBJECT: MISC-14-166 – Appeal of the Historic Resources Commission's denial of a request from Herman Bauer to amend previously approved Historic Resources Commission applications, HRC-10-102 and HRC-10-102A, 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. (HRC-14-146)



DISCUSSION

On December 11, 2014, the Historic Resources Commission (HRC) reviewed and denied an application from Mr. Herman Bauer to amend his previously approved HRC applications, HRC-10-102 and HRC-10-102(A), to allow for modification of the buildings and site to accommodate additional dwelling units on his property located at 812. N. Division Street.

As outlined in detail in the attached staff report from the December 11, 2014 meeting, Mr. Bauer obtained zoning approval by way of a Special Use Permit for eight dwelling units on the subject property. His original HRC application that was approved in 2011 was for buildings and associated site improvements that only accommodated four dwelling units.

Mr. Bauer made modifications to his building, site and landscape plans to accommodate the larger number of units and resubmitted them for HRC approval. Staff reviewed the revised plans and recommended approval based on the project's compliance with the Historic District Design Guidelines for new construction. The specific details of how staff determined the project was in compliance with the Historic District Design Guidelines are discussed at length in the staff report.

After significant discussion and public testimony, followed by two failed motions to approve the application, a motion was made to deny the application based on the project's failure to meet the purpose of the Historic District as it relates to density and uses. The exact motion was as follows:

"I move to deny HRC-14-146, a request from property owner Herman Bauer to amend the previously approved Historic Resources Commission applications, 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 fact that the project does not support the purpose of Chapter 18.06.015 with regard to density and historic uses with the Historic District."

The motion to deny carried by a vote of 6 ayes and 1 nay.

On December 19, 2014, Mr. Bauer filed an appeal of the HRC's decision in accordance with Carson City Municipal Code (CCMC) 18.06.070 (Appeals of HRC Action). Mr. Bauer's basis for appeal is that the HRC arrived at their decision to deny the project based on density and use; but that the HRC was told by staff that discussions regarding the appropriateness of higher density, number of parking spaces, open space requirements and compatibility of the multi-family use within the surrounding neighborhood are not within the purview of the HRC. As a result, the appellant feels that the HRC acted erroneously in their denial of the project based on density and use.

Staff has reviewed the appellant's letter and basis for appeal and agrees that the HRC acted in error when denying the project based on the density and use being compatible with the Historic District. Staff's determination is based on analysis of the following sections of the Carson City Municipal Code (CCMC):

CCMC 18.04.010 Zoning Districts Established.

In order to classify, regulate, and restrict the use of land; the location, use, bulk and height of structures; and to carry out the purpose of this title, land use districts are established as follows...

The code then goes on to list the various zoning districts in Carson City and identifies “overlay zones” that may require additional review. The Historic District is one of these overlay zones. Chapter 18.04 as a whole goes on to list each of the established zoning districts and their allowed uses, both outright and with approval of a Special Use Permit.

This section of the code very clearly states that zoning districts are established in Carson City to classify, regulate and restrict the use of land, including the location, use, bulk and height of structures. Each zoning district lists specific uses that are allowed, either outright, as an accessory use or by Special Use Permit. In the case of the subject property, the zoning district is Residential Office and multi-family dwellings are allowed with the approval of a Special Use Permit. The appellant obtained a Special Use Permit for eight multi-family dwelling units on the property from the Planning Commission and this decision was upheld on appeal to the Board of Supervisors.

Staff would like to point out that the Historic District is an “overlay zone” as it relates to the zoning of a property. An overlay zone is defined in CCMC Section 18.03.010 (Words and Terms Defined) as a zoning district that is imposed on one or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

The Historic District overlay zone encompasses several different underlying zoning districts that allow many different uses ranging from single family residential to commercial and public uses. These zoning districts include the following:

- Single Family 6,000
- Residential Office
- Downtown Mixed-Use
- Public
- Public Community
- Public Regional

In the case of the Historic District overlay, the additional requirements and limitations beyond those required by the underlying zoning district (Residential Office) do not encompass additional restrictions on the use of the land. The denying of the subject project by the HRC based on compatibility of density and use in the Historic District sets a dangerous precedent for all properties in the Historic District. It implies that although a parcel may be zoned appropriately for a particular use based on its underlying zoning, that use may still be denied if deemed inappropriate or incompatible by the HRC. Staff will further explain why we believe that the regulation of a property's zoning is outside the scope of review for the HRC in the analysis of various sections of the Historic District code that follows.

CCMC 18.06.010 Purpose/Applicability of Historic District.

The purpose of the Historic District chapter is to promote the educational, cultural and economic values of Carson City, and the health, safety and general welfare of the public through the preservation, maintenance and protection of districts, sites, buildings and objects of significant historical, archaeological and cultural interest within Carson City.

Process oriented standards are contained within this Section (Chapter 18.06). Design-oriented standards are contained in the Development Standards which is parallel in authority to this Section.

According to this section of the code, the propose of the Historic District chapter is to promote the health, safety and general welfare through the preservation, maintenance and protection of districts, sites, buildings and objects of significant historical, archaeological and cultural interest within Carson City. This statement does not indicate that the purpose of the Historic District Chapter is to classify, regulate and restrict the use of land as is clearly does in the Zoning District code section cited above.

In addition, the Preface of the Historic District Development Standards that is referenced in CCMC Section 18.06.010 goes on to state the following regarding the duties of the HRC:

By ordinance, the Carson City Historic Resources Commission is charged with maintaining the overall architectural character of the district and properties listed or eligible for the National Register of Historic Places within the guidelines recommended by the U.S. Department of Interior, National Park Service.

Staff believes the purpose of the Historic District is clearly limited to architectural compatibility, and does not include the regulation of uses. This is further substantiated with the code sections outlined below.

18.06.015 Procedure for Proposed Historic District Project.

Any proposed project to construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure; or to place signs, fences or lighting; or to construct parking areas of site improvements; or which affects the exterior landscape features and spaces that characterize a property and its environment shall not be started without prior approval of an application submitted to the HRC as provided for by the Historic District chapter.

The procedure for HRC projects states that any project to construct, alter, remodel or change the exterior appearance of a building or to construct site improvements shall not be started without prior approval of the HRC. This procedure limits the HRC scope of review to the exterior appearance of buildings and site improvements within the Historic District, and makes no mention of the review of zoning or land uses.

18.06.030 Duties of the HRC.

- 1. It shall be the duty of the HRC to serve as advisor to the Board on all matters concerning the identification, designation, preservation and enhancement of areas, sites and structures of historic significance in Carson City and take action on open space assessments, National Register nominations, the survey and preservation of archaeological sites, and the survey and inventory of properties of historic significance and proposed projects governed by the Historic District chapter.**
- 2. In this regard the HRC may:**
 - d. Review and recommend appropriate action regarding any construction, remodel, demolition, removal, or other changes proposed for structures, fences visible from public rights-of-way or areas designated Historic by the Board, all as limited by the Historic District chapter.**

According to Item 2.d. listed under the Duties of the HRC, the HRC's purview on proposed projects is limited to review and recommendation of appropriate action regarding any construction or changes proposed for structures within the Historic District. It does not give the HRC the ability to regulate projects within the Historic District based on zoning or land use.

18.06.040 Historic Designation – Procedure.

- 2. Any Historic District shall be identified upon the zoning or land use map of Carson City with a superimposed "H", but no modification of the underlying zone or permitted uses is intended or allowed except as provided in the Code.**

Section 18.06.040(2) outlined above clearly indicates that when a property is designated Historic by the HRC, no modification of the underlying zone or permitted uses is intended or allowed except as provided in the Code.

To further explain the intent of this section, "Code" is defined in CCMC Section 18.03.010 (Words and Terms Defined) as the Carson City Municipal Code and references to the code are intended to convey that process under this Chapter in no way supersedes building, zoning or other provisions of local law, but is in addition thereto.

These two items together mean that the historic designation of a property will not modify the underlying zone or permitted uses except as the Code allows, and that modifications of the land use would be regulated through allowances in the underlying zoning only. In the case of the subject property, modifications to the underlying zoning would be governed by the allowed uses in the Residential Office zoning district, not the Historic District because there is no provision for modification of zoning or land uses in the Historic District code.

18.06.060 Standards of Review of HRC Application.

1. The HRC shall make its decision on a proposed project based upon:

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

This section clearly states that the HRC shall make its decision on a proposed project based on the Secretary of Interior's Standards for Rehabilitation and the standards, policies and guidelines adopted by the HRC. Neither the Secretary of Interior's Standards nor the HRC standards, policies and guidelines allow for changes in land use or zoning as a result of a property being located in the Historic District or being designated as historic.

18.06.065 Grounds for HRC Action.

- 1. If it appears that the proposed project fails to promote the purpose of this Chapter, the proposed project shall be denied.**
- 2. All other proposals shall be approved or conditionally approved.**

Staff believes it has demonstrated that the proposed project meets the purpose of the Historic District chapter based on the standards, policies and guidelines set forth for review of new construction projects within the Historic District.

CONCLUSION

There are several zoning districts within the Historic District that allow various uses and densities, from commercial uses such as hotels, casinos, restaurants, retail, and office uses to single family residences. The subject property happens to be located on a property that is zoned Residential Office, which allows multi-family residential development as well as offices, duplexes, and single family residences. As detailed in the discussion above, staff does not believe it is the role of the Historic District to restrict uses in conflict with zoning, but to provide for historic compatibility of buildings that may be used for a range of uses. Historic buildings in Carson City and across the country accommodate a wide range of uses and densities. For the Historic Resource Commission to not allow a particular use on a property that would otherwise be allowed by the zoning of the property would effectively create a second "zoning board," which is already the role of the Planning Commission as clearly defined in the Carson City Municipal Code.

STAFF RECOMMENDATION

Per CCMC 18.02.060(2), the Board of Supervisors may affirm, modify or reverse the decision of the HRC. Staff recommends that the Board of Supervisors reverse the HRC's decision to deny application HRC-14-146, based on the fact that the denial was made citing compatibility of density and uses in the Historic District, which is a zoning issue and outside the scope of review

by the HRC. This decision would approve HRC-14-146 based upon the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and Historic Resources Commission Policies.

ALTERNATIVES

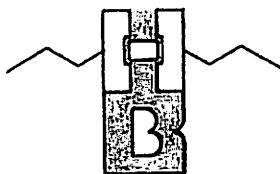
The Board of Supervisors may consider the following alternative actions in deciding the appeal of the HRC's decision to deny HRC-14-146:

1. The Board of Supervisors may refer HRC-14-146 back to the HRC for re-evaluation of the project under Historic District Guidelines only pursuant to the following sections of CCMC:
 - 18.06.010 Purpose/Applicability of Historic District
 - 18.06.015 Procedure for Proposed Historic District Project
 - 18.06.030 Duties of the HRC
 - 18.06.040 Historic Designation – Procedure
 - 18.06.060 Standards of Review of HRC Application
 - 18.06.065 Grounds for HRC Action; or
2. If the Board of Supervisors finds that the HRC was justified in their denial of HRC-14-146, the Board may uphold the HRC's denial of the application based upon findings for denial.

If you have any questions, please contact Susan Dorr Pansky at 283-7076 or spansky@carson.org. Thank you.

Attachments:

- 1) Appeal Letter from Mr. Herman Bauer
- 2) Historic Resources Commission Case Record
- 3) December 11, 2014 Historic Resources Commission Staff Report including all late material submitted prior to and at the meeting



BAUER AND ASSOCIATES
PROJECT DEVELOPMENT

HERMAN K. BAUER, P.E.

Misc. - 14-166



December 17, 2014

Lee Piemel, AICP
Community Development Director
108 E. Proctor Street
Carson City, NV 89701

Subject: 812 North Division Street, Carson City, NV
APN 001-191-06

Dear Mr. Piemel,

Please accept this letter as our appeal to the denial of our request for a modification to the building and site at the subject location, heard by the Historic Research Commission at the meeting on December 11, 2014.

Our appeal is based on the fact, that the Commissioners arrived at their decision "that the project does not support the purpose of Chapter 18.06.015 with regard to density and historic uses within the historic district".

In the staff report of December 11, 2014, the Commissioner were reminded, that "discussions regarding the appropriateness of higher density, number of parking spaces, open space requirements and compatibility of the multi-family use within the surrounding neighborhood are not within the purview of the HRC." This was further reiterated by the City's Legal Counsel during the meeting.

Nevertheless, the Commissioners denied our application on the basis of density as stated above and in our opinion, acted erroneously. The exterior architectural changes from the previously design, approved by HRC, have not changed substantially and the project is in accordance with all applicable building codes and statutes.

Moreover, we should remind the Supervisors, that we have an approved Special Use Permit for the density, that was approved by the Planning Commission and upheld by the Board on appeal.

The history of the project, submittals, resubmittals, appeals etc. has been well documented and we trust that the Supervisors had an opportunity to review the background.

We request, that our appeal be upheld and our project be allowed to proceed without any further discussion and/or referral back to HRC.

A check in the amount of \$ 250. - is enclosed.

Respectfully submitted



Herman Bauer

CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD

MEETING DATE: Dec 11, 2014

AGENDA ITEM NO.: F-2

APPLICANT(s) NAME: Herman Bauer

FILE NO. HRC-14-146

PROPERTY OWNER(s): same

ASSESSOR PARCEL NO(s): 001-191-06

ADDRESS: 812 N. Division Street

APPLICANT'S REQUEST: To consider a request to amend a previously approved Historic Resources Commission application, HRC-10-102(A), to allow for modification of the buildings and site to accommodate additional dwelling units

COMMISSIONERS PRESENT: SMIT SPEULDA-DREWS DREWS

HAYES DICKEY BLOCK DARNEY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL

APPLICANT REPRESENTED BY: Herman Bauer, John Uhart, Al Salzano

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Darney- This is not an insignificant change, there is a lot more pavement, the buildings are closer to the street, the footprints are larger.

Hayes- would like to see some of the old saved, perhaps with the remaining trees.

Dickey- the Secretary's Standards does have requirements for compatibility of use.

Drews- directive after Board was that now you have multi-family, make it compatible in design with the district.

Block- Garage door to inside of the property line – how long is that?

Hayes- Mirror image was not contemplated before.

Salzano- they were always mirror, but the siding was different.

Darney- would like to see different sidings and different roof lines.

*****Public Comment*****

Peter Bader- Special Use Permit raises a flag. One person benefits here, vs. 5 or 6 that are opposed.

Alex Kirsch- Started at HRC, went to PC, was denied, reached a compromise with 4 units. Issue isn't building a new development. There are several key points overlooked. The HRC would have impact on what would be submitted to the Planning Division went back to the original 8 plex.

Brenda Dahlquist- Porches – she has a full porch, her neighbor has a full porch, others in the immediate area have full porches. Concerned about sidewalk being different, difficult transition from theirs to ours.

Steve Brenneman- strongly oppose project. Planning Division is a cheer leader of the project. This is not a minor modification. Granted a spot rezoning for the reduced parking. No storage planned for this project – not good. How can you share a garage without access? Not enough snow storage. Things done out of order.

Bazel Slaughter- newcomer to this project and area. Assumed that due to historic guidelines nothing of this scale would replace what was there. Out of scale and doesn't enhance the Historic District.

Thomas Gibbons- has had a few projects in the district. Exterior of project looks much better. Primary concern is getting with my neighbors. In my projects I have no opposition. There is massive amount of disappointment with the surrounding neighbors. There's full opposition for this project. If there's a concept from a few years ago that was mutually agreeable, why not enhance?

.....

Darney- why did you go from duplex to fourplex?

Bauer- marketing consideration. Told that there was a market for 1 bedrooms within walking distance from downtown.

Hayes- why did it not come back to us first?

Bauer- because it didn't change the building that much. More important to go to Planning Commission to try and get that approved first.

1. **Motion to Approve by Smit, seconded by Darney:**

Motion dies 3 ayes, 4 nays

2. **Motion to Approve by Darney, Seconded by Drews:**

With modification to include: 1) roof line on one unit modified to not be mirror image; 2) windows to be either wood clad in aluminum or wood; 3) until phase 2 is built, maintain the existing trees and try to find a way to keep them.

Motion dies 3 ayes, 4 nays

3. **Motion to Deny by Drews, seconded by Hayes:**

Denial based on project not supporting purpose of the district with regard to density and uses in the Historic District.

Motion carries 6 ayes, 1 nay

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: January 15, 2015

H:\PlngDept\HRC\Forms and Templates\HRC Case Record.frm

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

FILE NO.: HRC-14-146

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

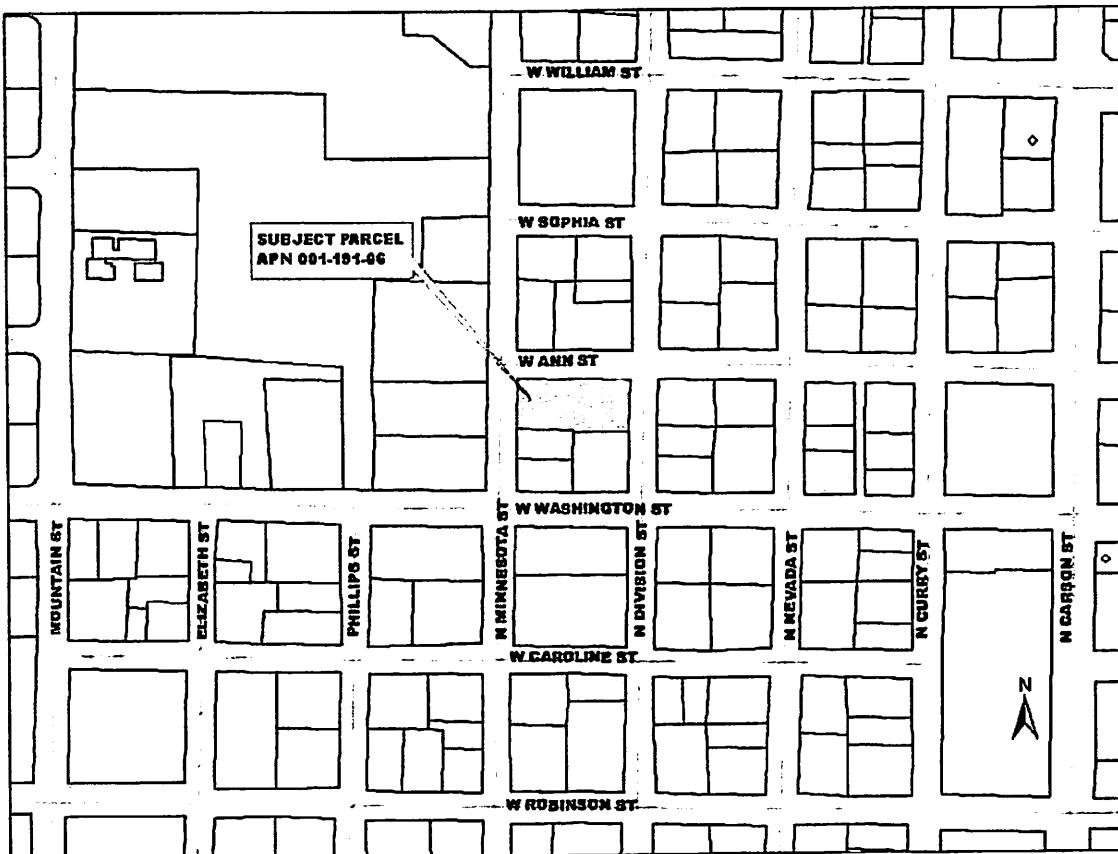
REQUEST: To consider a request from property owner Herman Bauer to amend a previously approved Historic Resources Commission application, HRC-10-102 and HRC-10-102(A), to allow for modification of the buildings and site to accommodate additional dwelling units on property zoned Residential Office (RO),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

אַלְפָן
אַלְפָן

1-23-82

תל אביב יפו, רח' הרצל 28, נס ציונה 30100, טלפון 03-9820898

BL DESIGNS & DRAWINGS
PROVIDED BY SAYER
DRAFTS EACH MONTH
IN THE FORMS OF THE
DESIGNS OF THE BUILDING
DEMANDS IS PUBLISHED.

RECEIVED
JUN 3 0 2012
CHIEF LIBRARIAN
MPC - 10 - 102

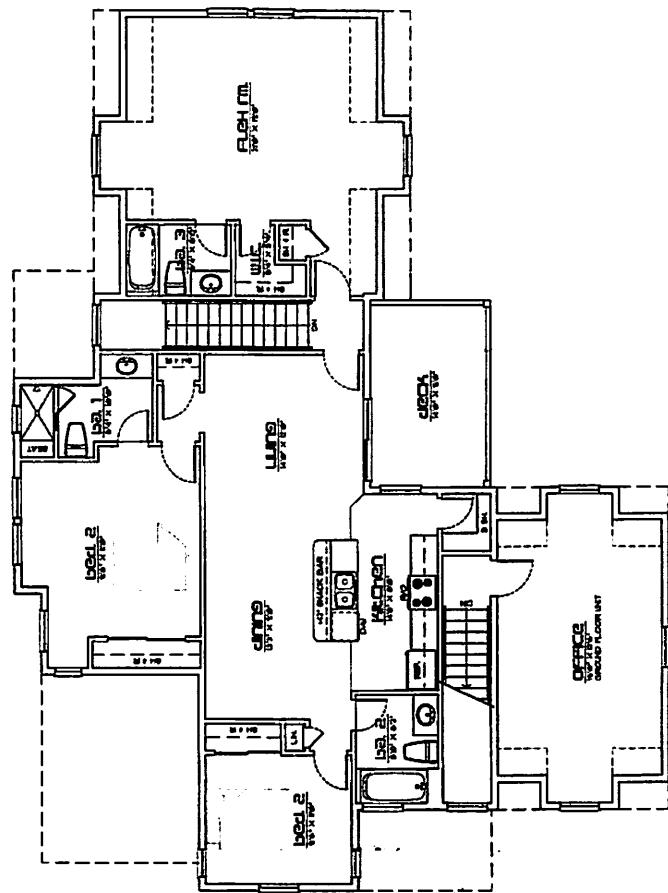
30

1-23-12

מִתְחַמֵּשׁ בְּעֵדָה נְבָבָה
בְּעֵדָה נְבָבָה
בְּעֵדָה נְבָבָה

PC: **CLICCA SULLA PAGINA**

RECEIVED
JAN 3 2012
CLASSIFIED BY
182.2
10C-10-102



31

סאל 7800
81015805
888 888 8888
000 000 0000
775 228 8888
775 47 0756
888 888 8888
www.8888888888.com

1-23-12
MOTS

מִזְבֵּחַ כְּחִרְפָּה

812 N DIVISION STREET
COUNCIL CITY, IDAHO

EL DIA, TO
SECOND FLOOR
CARRERA 13

M 36 M

三

19

32

SEL 700

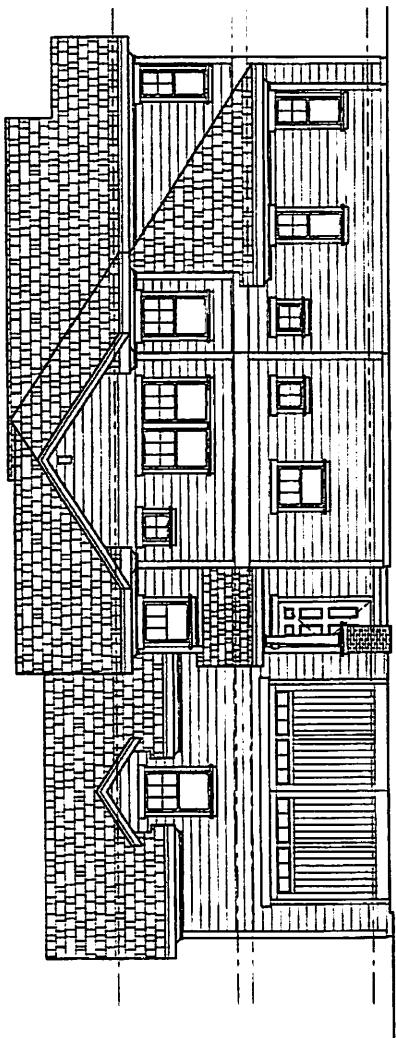
81 CHICAGO
985 9855 985500
1810 1810 1810
775.283.1884 cell
775.475.0796 fax
865.281.0000 e-mail
www.81chicago.com

1-23-12
WNT5

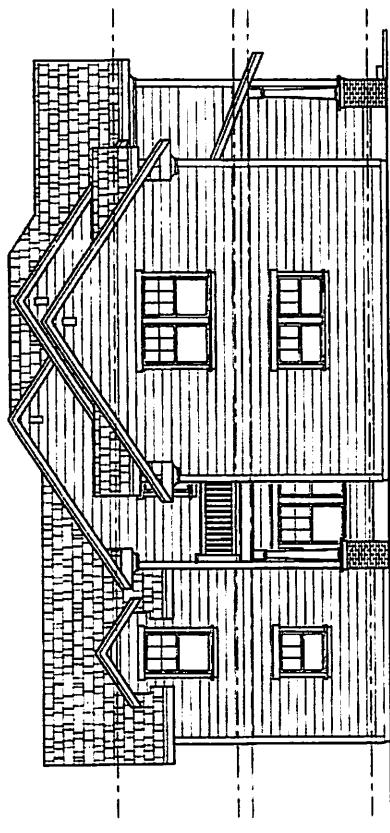
מגנום גראן נבואה
טראנס מיליאן ספראן
טראנס נטראנס ספראן
טראנס נטראנס ספראן

BRITISH
STANDARDS

RECH...
AN 3 a 1.
S...
Hg. 10-10²



North Carolina



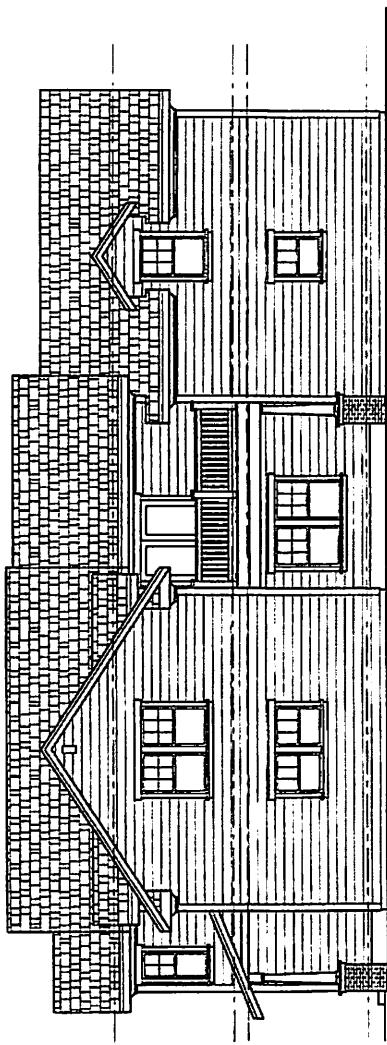
Cast Elevation SCALE 1'-0" = 1'-0"

www.sral.com
SRAL ZERO
S10100800
775.475.0000
800.800.8000
800.800.8000

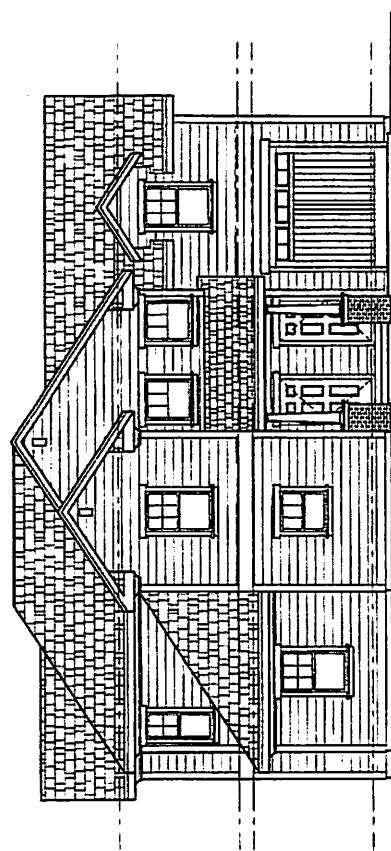
1-23-12
am.

BY DESIGN A VENUE TO
ENCOURAGE THE SPREAD OF
CULTURE & CIVILISATION
BY THE PROVISION OF THE
BEST FACILITIES FOR
ENTERTAINMENT & LEISURE
ACTIVITIES FOR THE
CIVILISATION & HUMANITY

1022



South Education

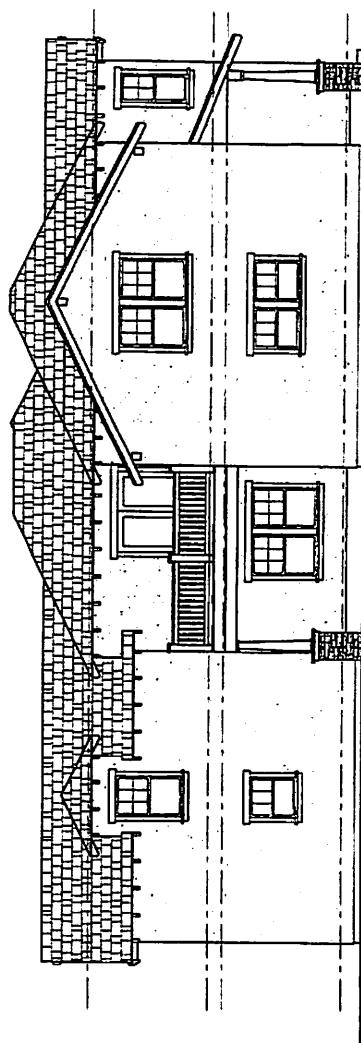


West evaluation

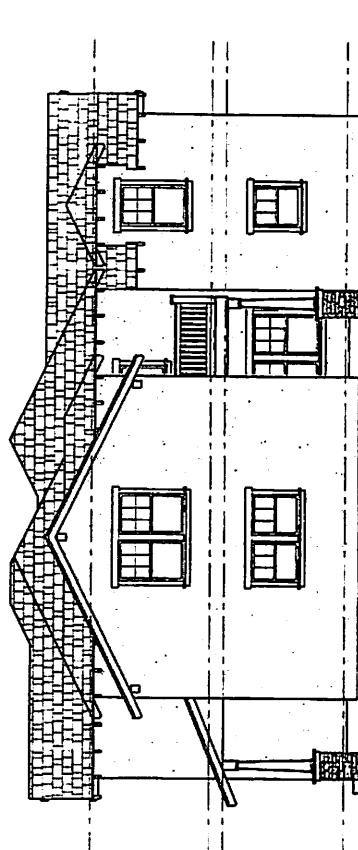
1-23-12

PL. 105-112
EXTERIOR ELEVATIONS
OF BUILDINGS & PLACES OF
RECREATION OF SANTO DOMINGO,
REPUBLICA DOMINICANA, BOSTON,
MASSACHUSETTS, AND NEW YORK,
NEW YORK, AND OF THE
CITY OF SANTO DOMINGO, REPUBLICA
DOMINICANA, AND OF THE
CITY OF NEW YORK, NEW YORK.

RECEIVED
JAN 30 1961
C. R. COOPER

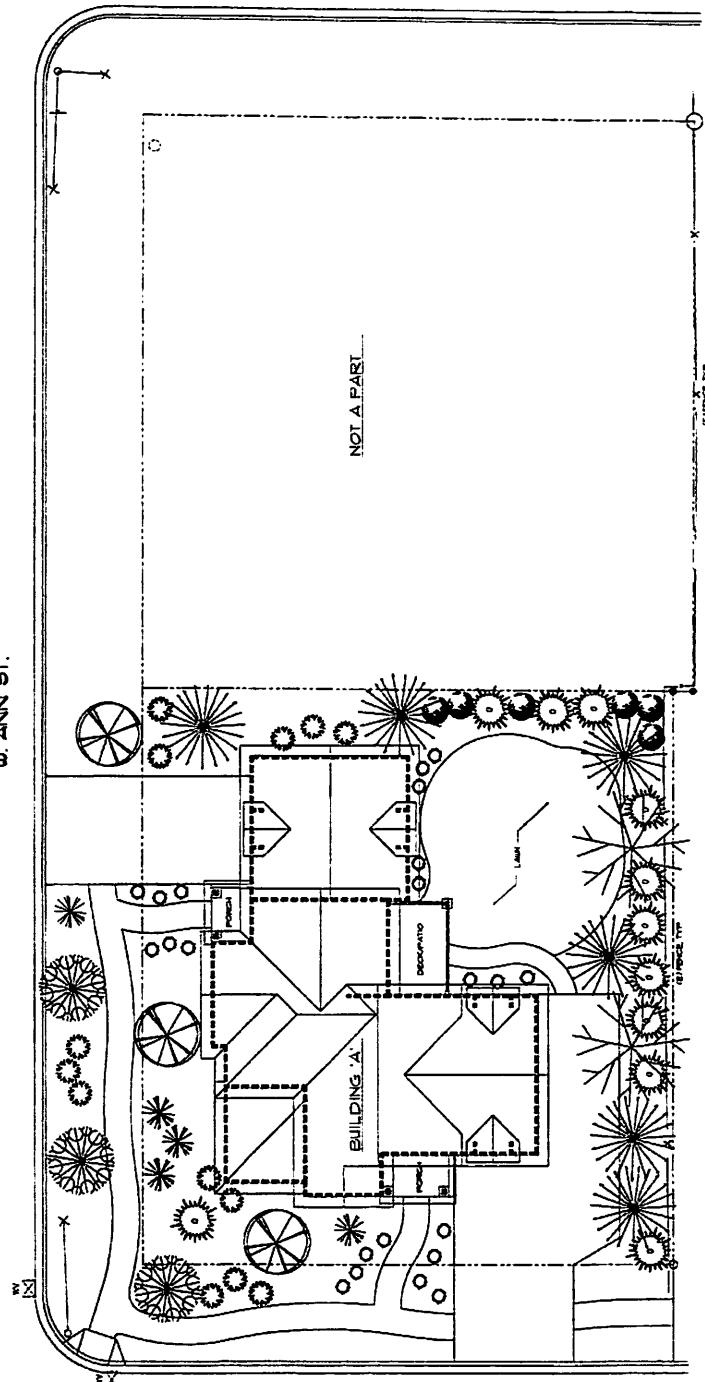


SCAI 141 • 1-800-722-7221
South Education



West Elevation BC-SCALE 1/4" = 1'-0"

N. MINNESOTA ST.



N. MINNESOTA ST.

LANDSCAPE NOTES

1. PRIVATE PROPERTY. THE YARD, ALL PLANTINGS, AND IMPROVEMENTS ARE THE PROPERTY OF THE PRIVATE OWNER.
2. PROVIDE 4' TOP SOIL IN LAWN AREAS.
3. PROVIDE DECANTED ORGANIC AT PLANTER AREAS (2' OR 3' DEEP).
4. LAWN PLACEMENT. PLACEMENT OF LAWN SHALL BE AS PLANNED. LAWN SHALL BE PLANTED IN A STRAIGHT LINE, AS INDICATED BY LANDSCAPE DESIGNER SYMBOL.
5. USE PLANTS DECIDUOUS PLANTS A MIN. OF 75% OF DECIDUOUS DECORATIVE PLANTS.
6. A NEW FENCE WALL OR FENCE ALONG THE SOUTH PROPERTY LINE SHALL BE PROVIDED ALONG WITH THE EXISTING FENCE AND A GATE PROVIDED TO GIVE OWNER OF THE SOUTH PROPERTY ACCESS TO THE PROPERTY.

SHRUB LEGEND

COTTON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
BUDDLEIA	BUDDLEIA	8' GAL.	8' PLANT	6
SPALM	SPALM	8' GAL.	8' OC.	0
CRITCHM	CRITCHM	8' GAL.	8' OC.	4
OL. BIRCH	OL. BIRCH	8' GAL.	8' OC.	12
L. LAC	L. LAC	8' GAL.	8' OC.	4

TREE LEGEND

COTTON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
BUDDCH CRITCHM	BUDDCH CRITCHM	5' CAL.	8' OC. PLANT	4
ALTRY PINE	ALTRY PINE	6'-11' HGT. PLANT	6'-11' OC.	4
AVEN CLOTHEBERRY	AVEN CLOTHEBERRY	5' CAL.	8' OC. PLANT	3
RED MAPLE	RED MAPLE	5' CAL.	8' OC. PLANT	3

1-23-12
403


טבון נאתקומענער קהילאה

82 U. OWNERSHIP STATEMENT
CARS ON DEC. 1, 1980

如

PREDICTION
BY PLAN

REC - 10 - 102
CONCERN
LAW 20 JULY

W. ANN ST.

N. DIVISION ST.

SCALE 1:1000000

APN. 01-111-06
TOTAL LOT AREA APPROX. 16,130 SQFT

10144 Lot Area Approx. 6,110 sq ft

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

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	

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

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):	Street Address	ZIP Code
001-191-06	812 N. Division Street	89703
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed-Use Residential	RO	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.

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

Special Use Permit has been approved for Multi-family use in the 'RO' zoning.

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

Demolition was completed under the prior approved version of the project.

Reason for project:

Multi-family investment property.

SUPPORTING DOCUMENTATION

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

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

Owner's Signature

Herman K. Bauer

Applicant's/Agent's Signature

Al Salzano, Architect

Owner's Printed Name

Applicant's/Agent's Printed Name

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

new residential duplex
Mr. Hartman Baber
821 Division Street
Carson City, Nevada

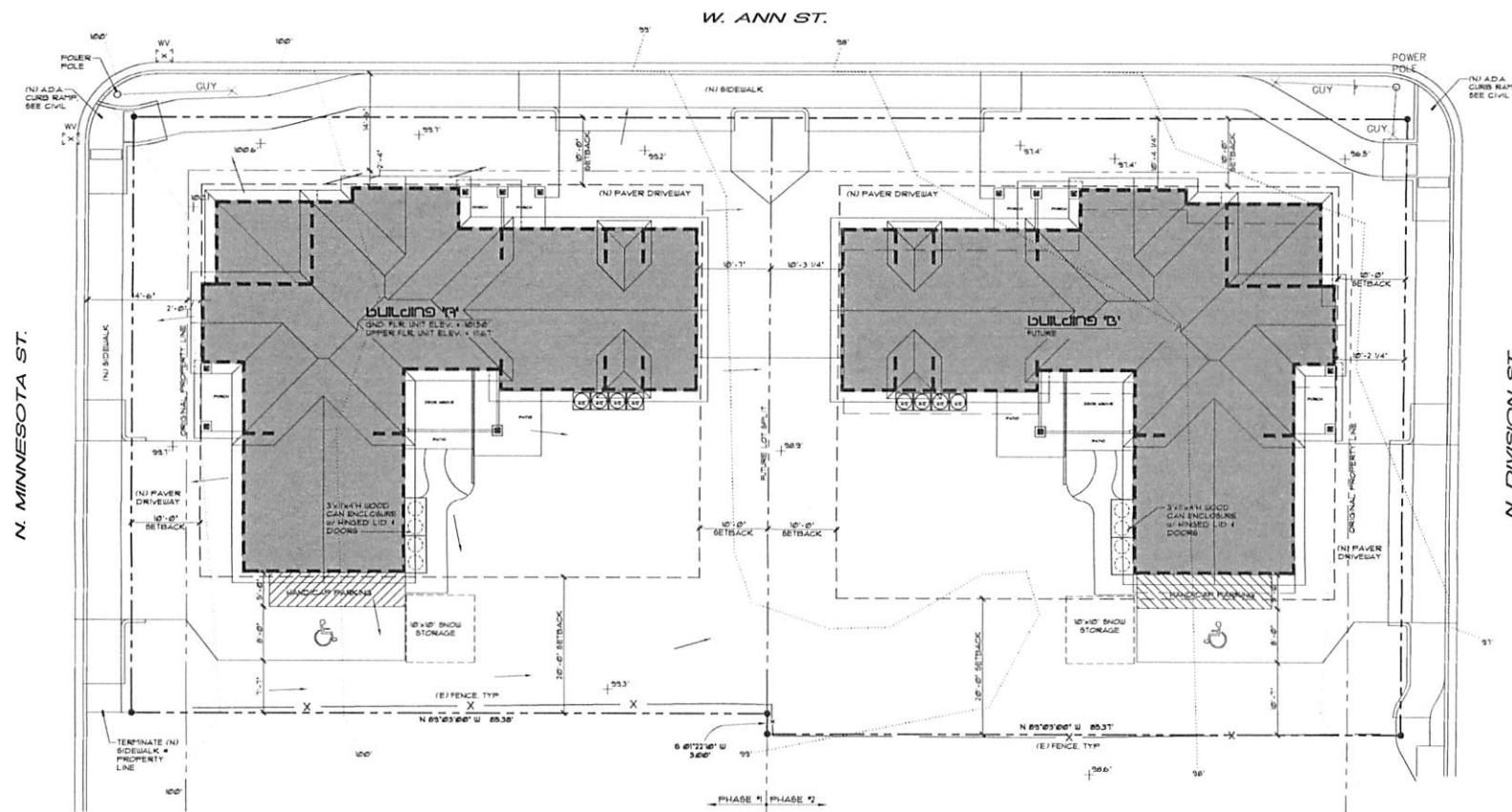
POI:

ALL DRAWINGS © SALZANO ARCHITECTURE INC. 2014
ALL DRAWINGS ARE THE PROPERTY OF SALZANO ARCHITECTURE INC.
COPYRIGHT © 2014 SALZANO ARCHITECTURE INC.
ALL RIGHTS RESERVED. DUPLICATION OR
REPRODUCTION IN WHOLE OR IN PART
OF THIS DRAWING IS PROHIBITED.

PHASE #1 SITE
PLAN DRAWING
INDEX

1001

A-1



Phase #1 Site Plan
SCALE 1/8" = 1'-0"

APN. 01-191-06

TOTAL LOT AREA APPROX. 16,730 SQFT.

PARKING PROVIDED = 6 SPACES (1 HCAP.)
1 SPACE PER UNIT PLUS 2 GUEST SPACES

નિર્માણ પ્રયોગ માટેના
સ્ટોર્સ્ટોર ફૂલ પ્લાન
સ્કેલ 1/4" • 1'-0"

Ground Floor Plan 

GROUND FLOOR UNIT A: LIVABLE AREA APPROX. 116 SQ.FT.
GROUND FLOOR UNIT B: LIVABLE AREA APPROX. 668 SQ.FT.
GROUND FLOOR UNIT A + B: GARAGE APPROX. 374 SQ.FT. EACH
UPPER FLOOR CLOTHES CLOSET AREA APPROX. 6.5 SQ.FT.
TOTAL GROUND FLOOR LIVABLE AREA APPROX. 1437 SQ.FT.

NOTE.
SHADDED AREAS INDICATE PORTIONS REINFORCED AND AS FOR FUTURE GRADE 800
POATING, GO TO DIAZCO. SHALL BE PROVIDED AT THE SHADDED AREAS
SUCH AS THE REINFORCED TRENCHES TO FLUSH THE BLACK SAPPHIRE
SAND.

1. **Background Requirements**

SPALZANO
810 H 15 8 G C
535 BLESS VALLEY ROAD
IRON RIVER MI 49750
775-228-9841 CBA
775-455-0795 FAX
ASHLEY@BIAULLIN
WWW.BIAULLIN.COM

4-13-5
810 H 15 8 G C
△
△
△
△
△

New Residential Duplex

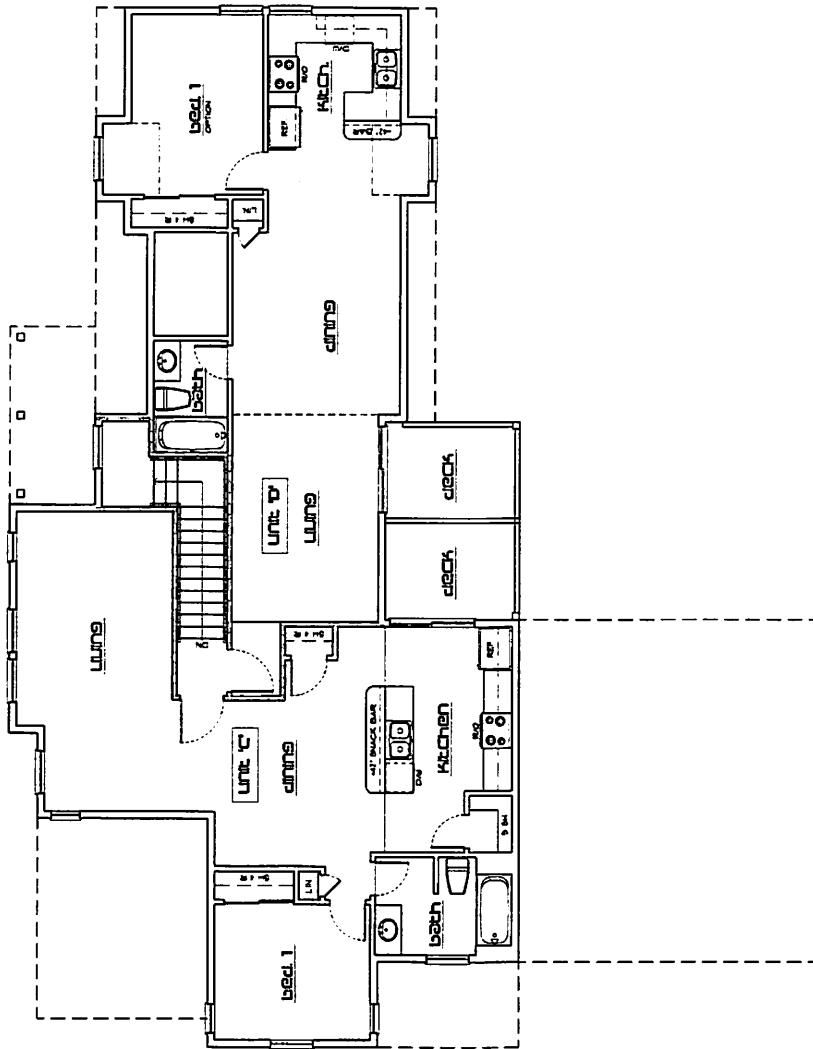
812 N. DIVISION STREET
MILWAUKEE BEAVER
DEPTON GOLF, NEBRASKA
www.ashley.com

PDF

PRINTS & DRAWINGS IS
THE PROPERTY OF SPALZANO
DESIGN GROUP INC.
UNPRINTED DRAWINGS, PLANS,
AND SPECIFICATIONS ARE
THE PROPERTY OF SPALZANO
DESIGN GROUP INC. AND ARE
NOT TO BE COPIED OR
REPRODUCED IN WHOLE OR
IN PART. THIS DRAWING
IS THE PROPERTY OF SPALZANO
DESIGN GROUP INC.

BLOCK A
UPPER FLOOR
UNIT PLAN

810 H 15 8 G C



Building #1
Upper Floor Plan
810 H 15 8 G C
SCALE 1/4" = 1'-0"
UPPER FLOOR UNIT C1 LIVABLE AREA APPROX. 631 SQFT
UPPER FLOOR UNIT D1 LIVABLE AREA APPROX. 636 SQFT
UPPER FLOOR CLOPPON AREA APPROX. 16 SQFT.
TOTAL UPPER FLOOR LIVABLE AREA APPROX. 1463 SQFT.

SFIL 200
B1 C1 15' 0" C
5955 9055 NEWBERRY
18101 NEVADA 85510
775.228.1894 C81
775.975.0796 FAX
B222200 8 80000
www.asararoom.com

10-20-14

RECEIVED
△
△
△
△
△
△

NEW RESIDENTIAL DUPLEX

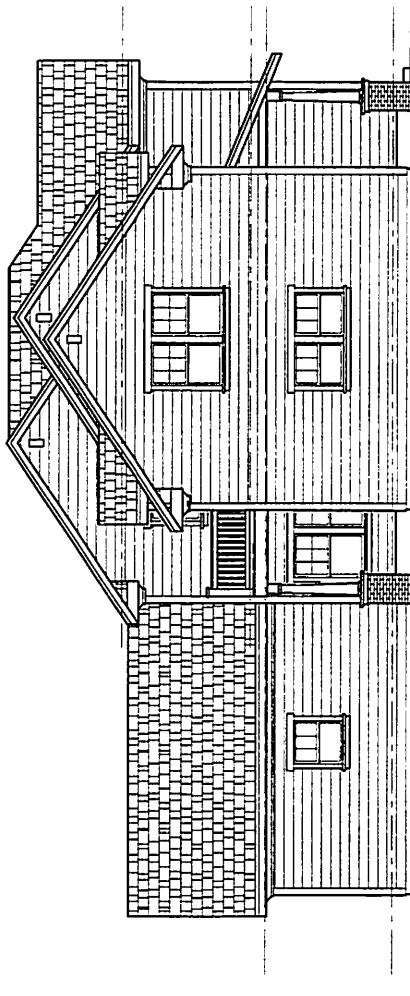
CARSON CITY, NEVADA
802 N DIVISION STREET
ML. HERMANN BAKER

PDF:

BLOCK A
EXTERIOR
ELEVATIONS

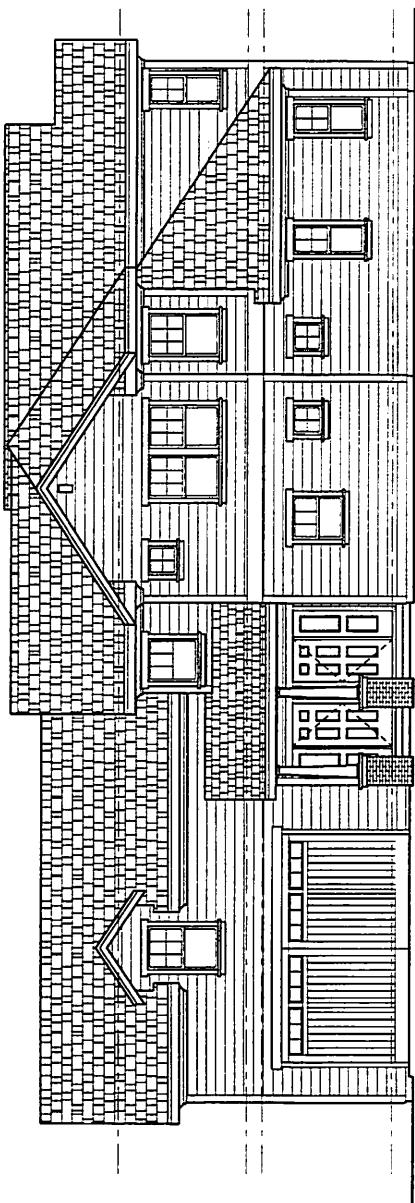
WEST ELEVATION

SCALE 1/4" = 1'-0"



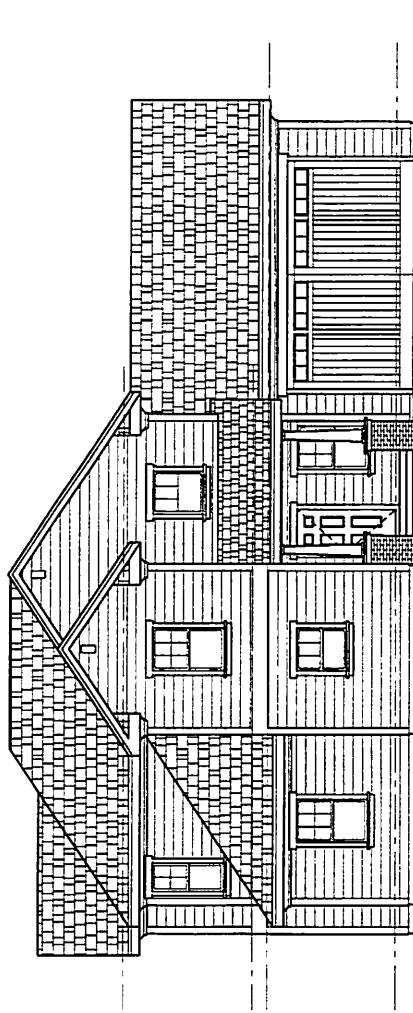
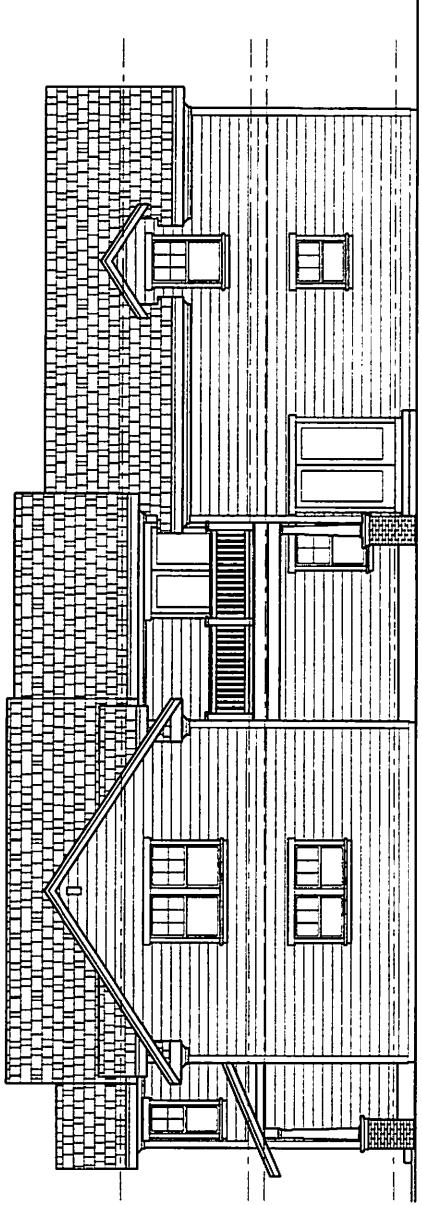
WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

WEST Elevation
SCALE 1/4" = 1'-0"WEST Elevation
Scale 1/4" = 1'-0"SOUTH Elevation
Scale 1/4" = 1'-0"

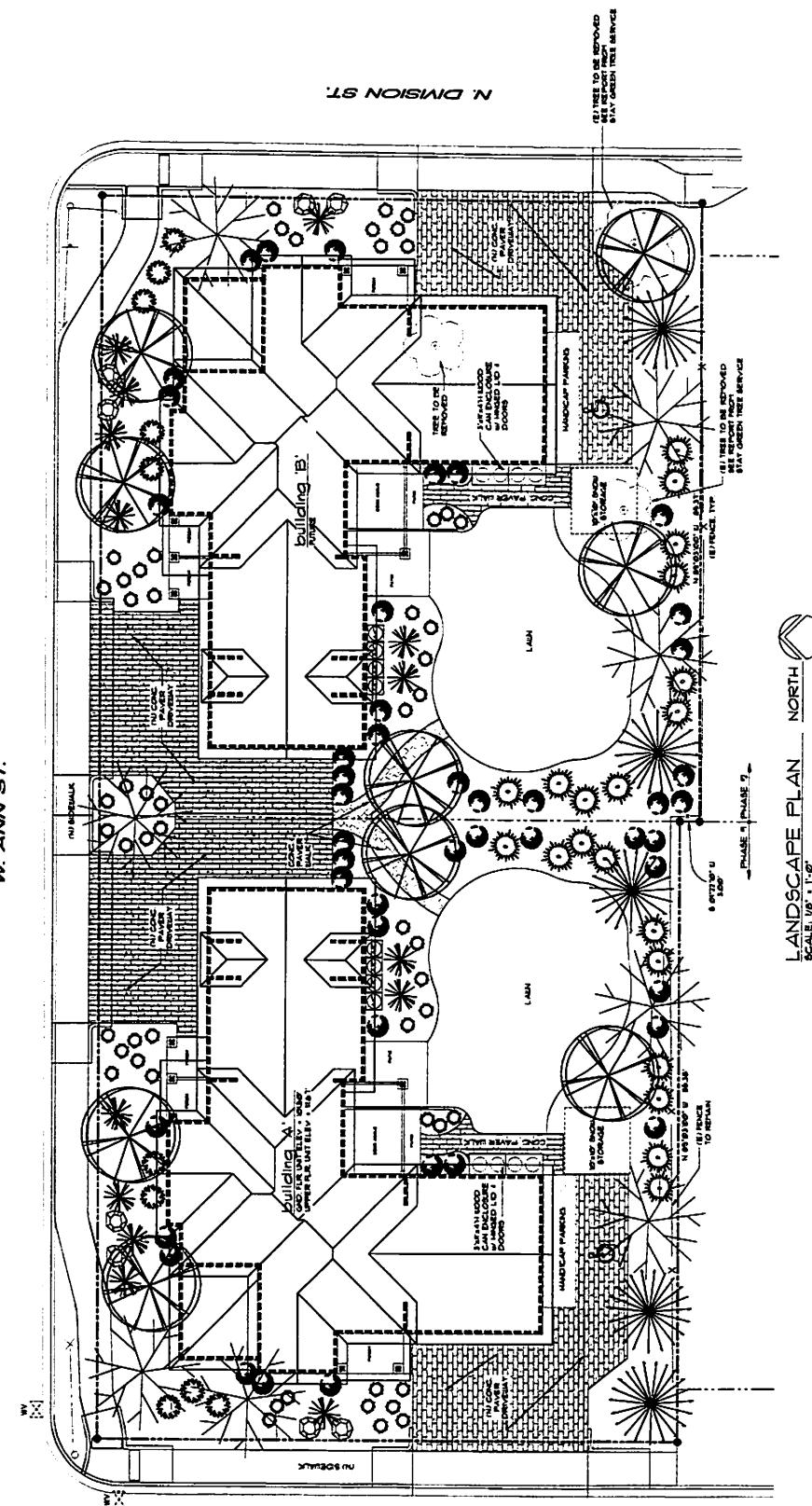
SAAL 7010
BIG HIC B.C
3265 BES MARYWOOD
(800) 689-2808 8950
775-280 1894 CBL
775-475-0796 FAX
8.682.8200 8.820.00
www.rasatz.com

10-20-14
1000
△△△△

New Residential Duplex
82 N. DIVISION STREET
MT. HERMANN BEAVER
GEARSON CITY, NEVADA
PDF

1000
BLOCK A
EXTERIOR
ELEVATIONS

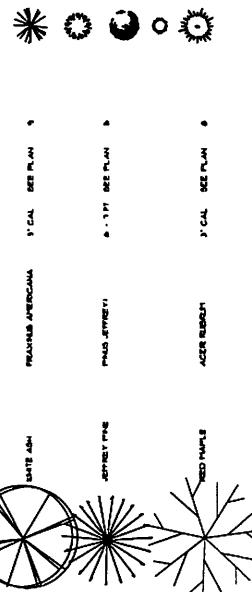
N. DIMISION ST.



LANDSCAPE NOTES

SHREWS LEGEND

COMMON NAME	SCIENTIFIC NAME	DETERIORAL LIFE	SIZE	SPACES	GRY
BUCKLE IT UP	PRIMUS MUSCOVIA	8 CAL.	SEE PLAN	14	
LAVENDER	LAVANDULA ANGUSTIFOLIA	9 CAL.	4 OC.	10	
CROCHET GRAPES	MUSCHIA AGUASOLI	9 CAL.	4 OC.	40	
BLUE DIAHED	CARTOPTERIS BIP.	9 CAL.	3 OC.	30	

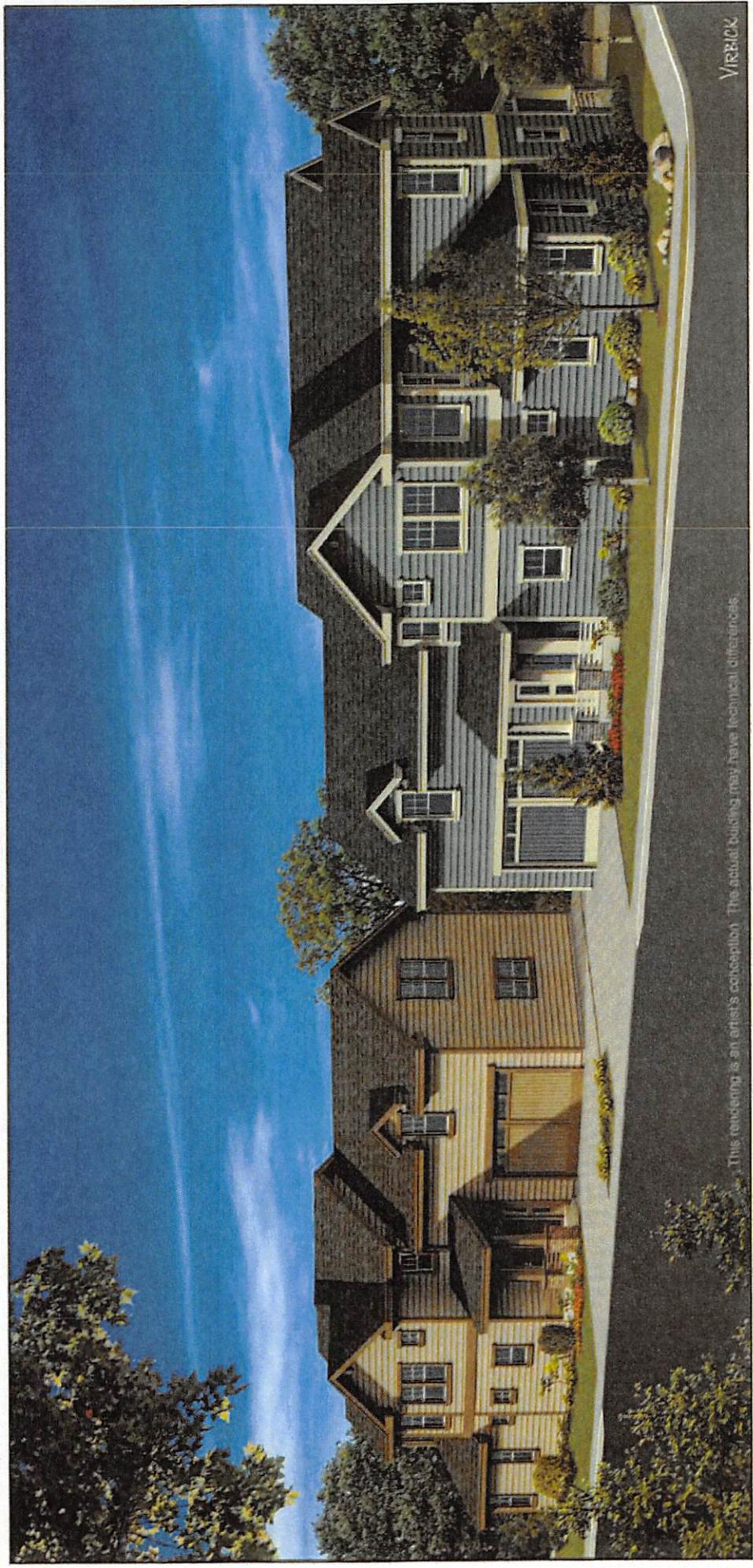


TREE LEGEND

ITEM	DESCRIPTION	QUANTITY	UNIT
1000000000	PRIMUS AMERICANA	1 C.A.	ONE PLAN
1000000000	PRIMUS JEFFERSON	1 C.P.	ONE PLAN

View C

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



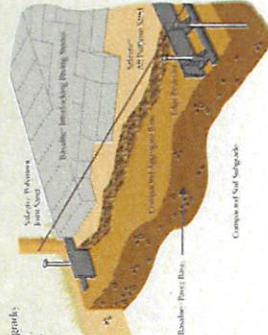


COUNTRY COBBLE

Interlocking Paving Stones

Old world charm can be as close as your own backyard when you use Basalti®'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.

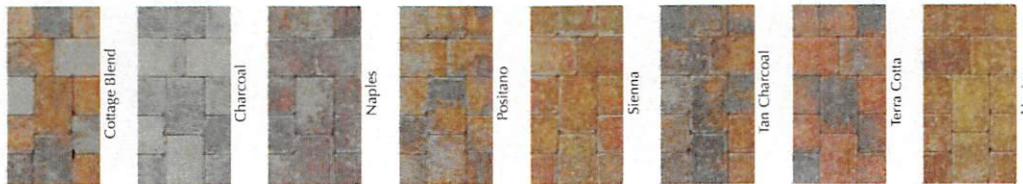
TYPICAL PAVER INSTALLATION*



- Excavate, unearth, unscale, or excavated subgrade; material and remove the area which has been cleared. Backfill and level with dense graded aggregate suitable for base material (typically 1'-6" for pedestrian/light vehicular traffic and 18"-10" for driveway applications), or as otherwise directed by site engineer/architect/cap architect.
- Install edge restraint using concrete curb, concrete base or edging.
- Place bedding course of sand, nominal weight screening or concrete sand to a uniform depth of approximately 1" leveled to grade.
- Install Basalti® Pavers hand tight with joints approximately 1/8". Where required, cut stones with an approved cutter to fit accurately.
- Level pavers with mechanical vibration uniformly level true to grade and free of movement.
- Fill joints in joints by sweeping dry, fine, sharp sand over pavers.

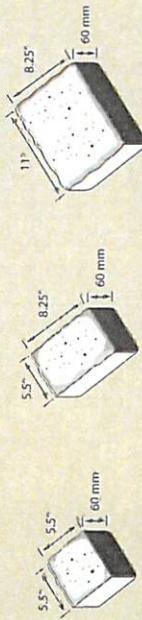
Above: Country Cobble in Cottage Blend
Cover: Country Cobble in Positano

COLORS



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

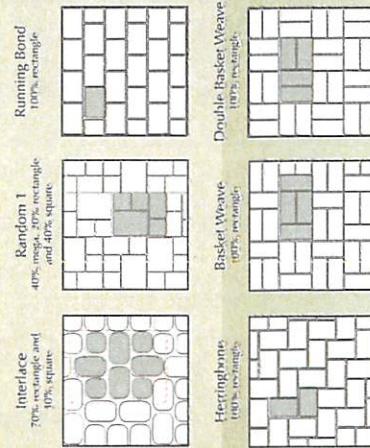
SPECIFICATIONS



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

Style: Rectangle
Weight: 8 lbs.
Units/Pallet: 244
Sq. Ft./Pallet: 121

PATTERNS



TYPICAL PAVER INSTALLATION*

- Excavate, unearth, unscale, or excavated subgrade; material and remove the area which has been cleared. Backfill and level with dense graded aggregate suitable for base material (typically 1'-6" for pedestrian/light vehicular traffic and 18"-10" for driveway applications), or as otherwise directed by site engineer/architect/cap architect.
- Install edge restraint using concrete curb, concrete base or edging.
- Place bedding course of sand, nominal weight screening or concrete sand to a uniform depth of approximately 1" leveled to grade.
- Install Basalti® Pavers hand tight with joints approximately 1/8". Where required, cut stones with an approved cutter to fit accurately.
- Level pavers with mechanical vibration uniformly level true to grade and free of movement.
- Fill joints in joints by sweeping dry, fine, sharp sand over pavers.

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



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.



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



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

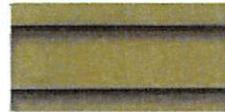
James Hardie® ColorPlus® Technology Siding Products



ARTISAN® 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

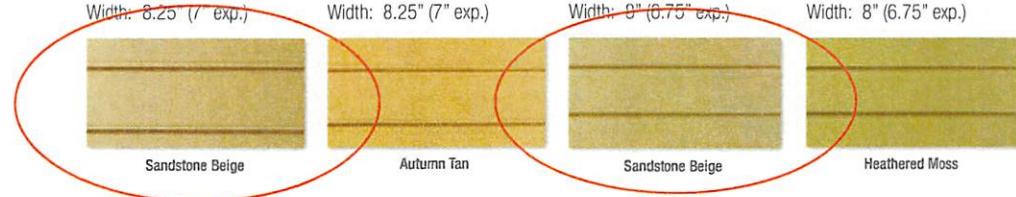
Thickness: 5/16"
Length: 12' planks

Custom Beaded Cedarmill®

Custom Beaded Smooth

Custom Colonial™ Roughsawn
Available in H210® product zones only

Custom Colonial™ Smooth
Available in H210® product zones only



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.)



Cobbles 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'



Countrylands 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" (8" exp.)



Montgomery Taupe

Individual Shingles

Not available in Denver
Widths: 4.2", 5.5", 6.75",
7.25", 10"
Height: 15.25" (7" exp.)



Evening Blue



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 caulk 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

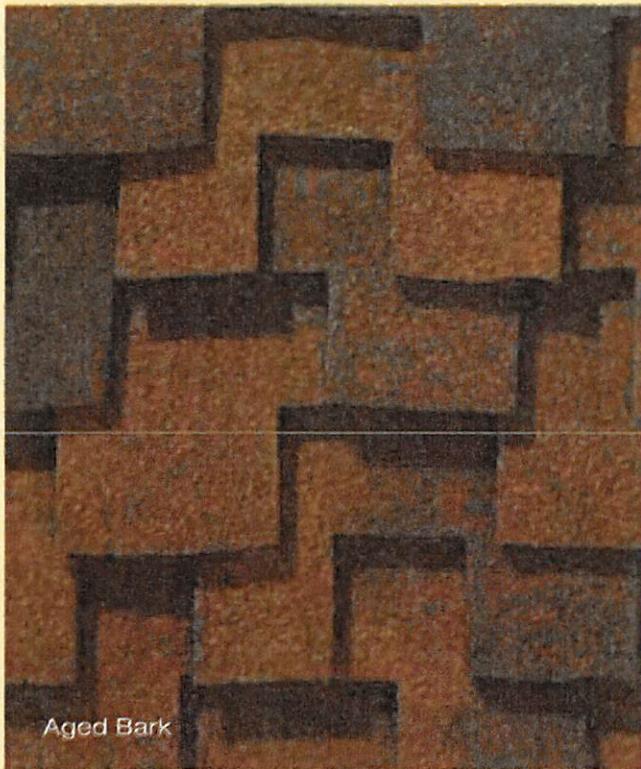
1.866.442.7343 | www.jameshardie.com

ColorPlus® Technology

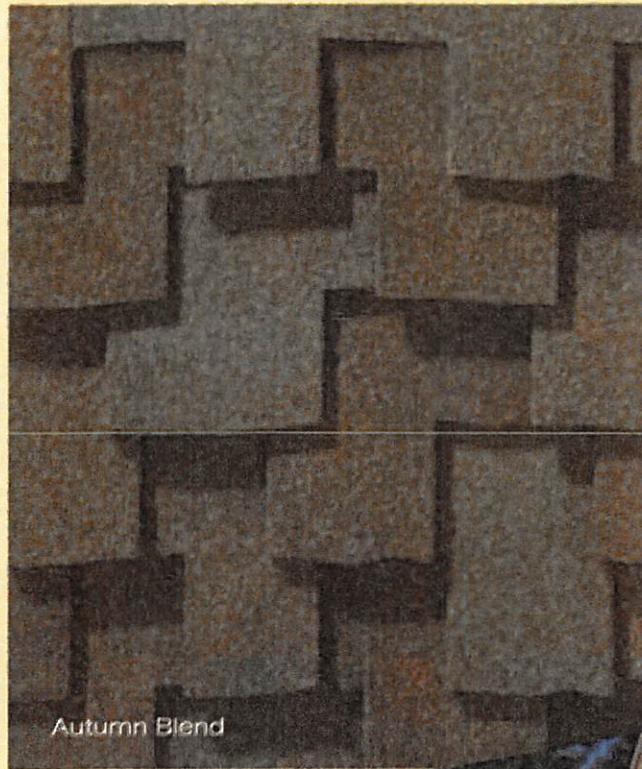
****Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.**

©2012 James Hardie Building Products. All Rights Reserved. TM, SM, and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The H and ColorPlus logo are trademarks or registered trademarks of James Hardie Technology Limited. HS12106

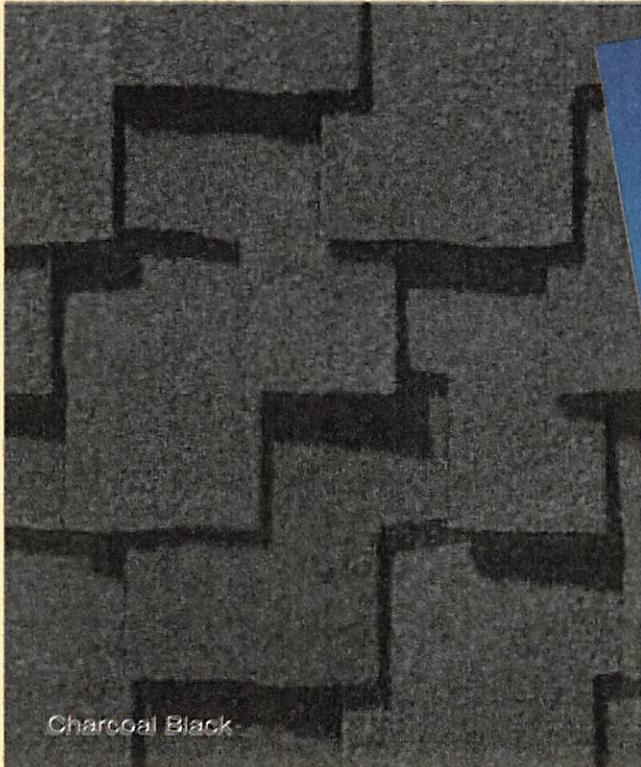
**From light, inviting earth tones
to darker, bolder hues**



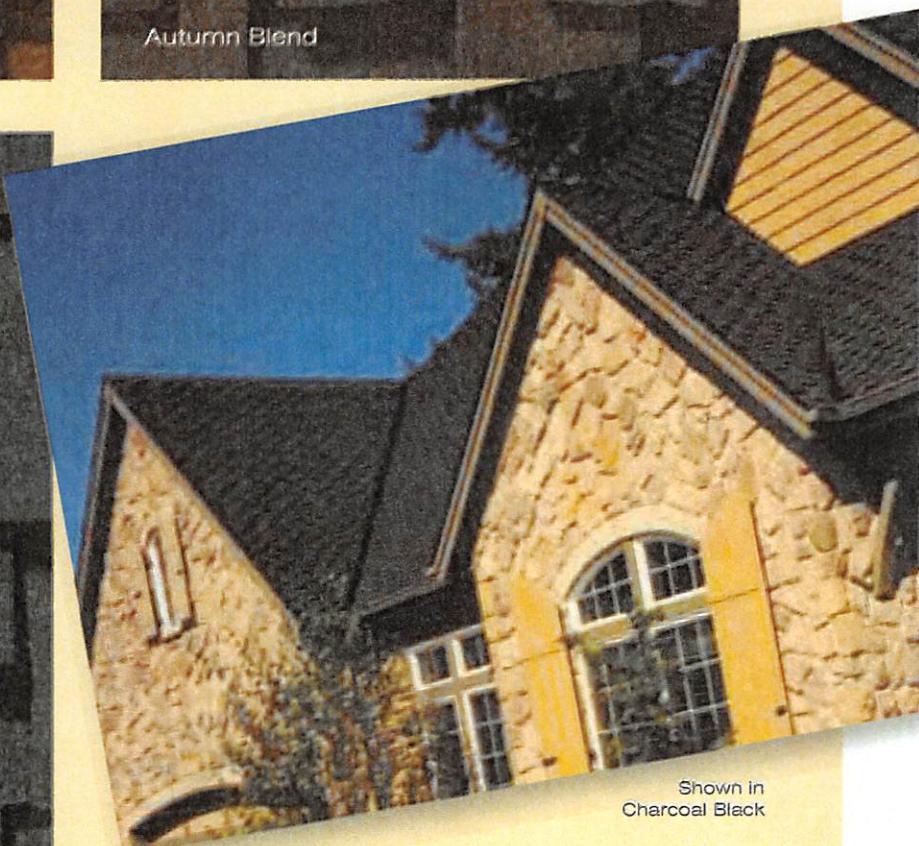
Aged Bark



Autumn Blend



Charcoal Black



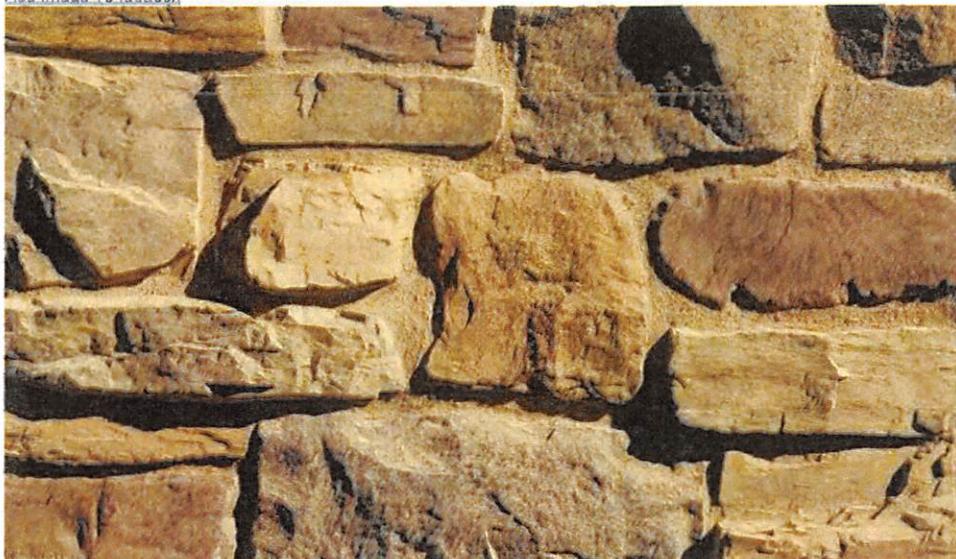
Shown in
Charcoal Black

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

[Products](#) [Imagine](#) [Learn](#) [Where To Buy](#)

- [Nationwide Profiles](#)
- [Eastern Profiles](#)
- [Northwestern Profiles](#)
- [Western Profiles](#)
- [Products](#)
- [Nationwide Profiles](#)
- Cypress Ridge
- Likes 8
- Add
-
- 
-
- 8+1

F | suhw4Ulgjh
[Add Image To IdeaBox](#)



[View Larger Photo](#) Orchard Cypress Ridge





HERMAN K. BAUER, P.E.

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

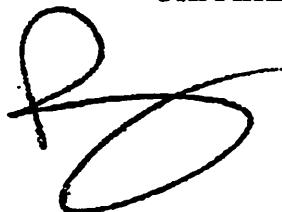
Re: Tree Assessment Report

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 toping cuts. In response to the toping 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

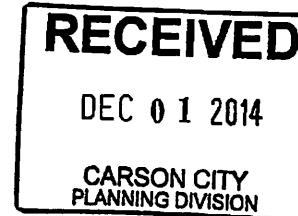
From: Joseph Booth
Sent: Wednesday, December 03, 2014 11:12 AM
To: Susan Dorr Pansky
Cc: Joseph Booth
Subject: 812 n. division project tree assessment

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.

Late Info
F-2 HRC-14-146

My name is Bazil Slaughter and I live in a 1910 vintage home at 314 West Ann Street in Carson City

I am against Mr. Bauers 8-unit apartment complex in our historic District

I would like to go over a few points in the application for the special use permit for this project.

Question# 1 asks in the second paragraph if this project "is designed to blend in with and enhance the Historical character of the area.and states in theme four that it will protect and enhance the city's historic resources".

a two story 8 unit apartment complex with stuucco siding surronded by clapboard wood sided single family homes,some converted to offices ,along with two older duplexes and one four unit apartment does not blend in or enhance the Historical nature of ths area!

Question #2 section D states that," the impact on pedestrian and vehicular traffic will be minimal ,but states, there will be an increase in traffic due to the increased density". Considering two residents per unit,how can you call the impact minimal when you more than double the amount of residents on one block!

Section E ,states that" one of the long range benefits of the project is improving the neighborhood and surronding property values".

I have been advised by two independent realestate appraisers that in fact the value of my property will be reduced if this project is allowed to move forward.

Question# ,3 section H states," landscaping will meet all city requirements and accent intersections of both street corners".

as of today I have not seen a finalized drawing of the landscape plan

section I states all required parking is provided on site .

Some interior - 4 spaces, 8-outside consisting of 1.5 cars per unit.

considering two residents per unit we can realistically plan on two vehicles per unit,which is the standard building code per unit in Carson City,and totals sixteen cars with only twelve spaces provided on site.

According to the plans there will only be two parking spaces available on Ann street in that block after driveways are installed for this project, and currently, the parking on Minnesota Street is already being utilized to capacity. Where will these other vehicles park?

Currently there is limited parking allowed on Division Street which is the main thoroughfare in the historic distict.

according to the plans, 3 vehicles will have to back out onto Division Street into on coming traffic.creating further congestion.

We have to ask ourselves will this project have a positive effect on the character of our historic

RECEIVED
DEC 08 2014
CARSON CITY
PLANNING DIVISION

district.No! I don't think so

Will this project be harmonious and compatable with the appearance and character of the historic district. No not at all.

Myself and a majority of the property owners and residents of the historic district are opposed to this project,which is out of scale for this neiborhood. and would like changes made to the guidelines for the District to be amended so no future developements of this nature will be considered.

With the coming of the Tesla plant and other manufacturer's relocating to Northern Nevada, we will certainly be experiencing sustained growth in this decade.The need to preserve Nevada's history will become vitally important. I am for preserving and protecting the heritage and history of Carson city.and I am proud to be a resident of the historical district and a Nevadan.thank you .

A handwritten signature in black ink, appearing to read "Basile Slawetzky". The signature is fluid and cursive, with a large, stylized 'B' at the beginning.

July 26, 2014

Carson City Board of Supervisors;

Re: 812 N. Division Street Building Development

When I purchased the single family 1910 vintage residence at 314 W. Ann Street I assumed that only development consistent with the Historical district guidelines would be adhered to.

Currently there is a project at 913 Nevada Street with a house and two car garage nearing completion, which is a fine example. One block away at the corner of Ann and Division Streets is Mr. Bauer's planned eight unit,two story,stucco sided income property, which sits on a lot of comparable size. The proposed two, four plex, two story apartment building development at 812 N. Division Street,not only violates existing zoning regulations, but is a gross intrusion into the Historic district that will denigrate the neighborhood and set a bad precedent for future projects in the District. It will also render the basic tenants of the Historical District guidelines null and void. Please do not allow this project to proceed.

Sincerely,

Bazel Slaughter

314 W. Ann Street

Carson City, Nevada 89703

Susan Dorr Pansky

From: Lilia King <liliaking@yahoo.com>
Sent: Tuesday, December 09, 2014 12:51 PM
To: Susan Dorr Pansky
Subject: SUP-14-036 Bauer property Historic Resources Commission

Re: SUP-14-036 Herman Bauer property APN-001-191-06 at 812 N. Division St. meeting 12/11/14

To: Historic Resources Commission

I am former owner of 801 N. Minnesota St. I currently have ties in Carson City. I highly oppose building 8 units on the above mentioned property. Creating more density, traffic, & parking in the area doesn't enhance nor improve the environment. The proposed units would greatly diminish the quality & enjoyment of the west side of town. Do the proposed 8 units meet the requirements of retaining the integrity of the Historic District? Does the architectural design meet the approval of the HRC? To maintain the ambience of the Historic District is vital.

Please include this message as public comment at Thurs. 12/11/14 meeting.

Thank you. Sincerely, Lilia King

Late Info
F-2-(HRC-14-146)

Opposition to Construction of Two 4-Plex Apartments in Carson City's Historic District 9/30/14

Name	Address	Email	Telephone
Richard Robinson	1001 N Division St		775-335-5052
William E King	1002 N Nevada St		775-882-7690
Agnes Logue	1007 N Nevada St		775-220-0739
Fred Kingman	101 Mountain St		775-342-3117
Joe and Lisa Keating-McEllistrem	103 Mountain St		775-883-0395
Charles M Kilpatrick III	110 Phillips St		775-882-6112
Lebo Buonamici	112 Phillips St		772-882-2918
Rose Spurlock	114 S Division St		775-232-0775
Peter J Smith	1206 N Nevada St		775-882-9441
Larry Maxwell	1373 Molly Dr		775-813-4501
Susan Nicholson	206 Mountain St		775-883-8523
Steven Kubel	212 S Nevada St	srkubel@charter.net	775-887-0400
Leonard Hamer	212 W Ann St	lenhamer@psmnv.com	775-885-2211
BJ Boardman	215 Mountain St		N/A
Andrew Robison	220 N Nevada St		775-885-9446
Kristin Robison	220 N Nevada St		775-885-9446
Wayne and Sally Chimarusti	300 W Second St		775-885-9066
Denise and Randall Bessler	301 W 3rd St		775-230-6524
Wayne and Sally Chimarusti	309 W Caroline St		775-885-9066
Mary W Covington	312 Mountain St		775-882-1301
Marian Panter	313 W Ann St	mchempantere@me.com	775-883-2202
Bazil Slaughter	314 W Ann St	bazslaughter@charter.net	702-610-0334
Rose Naveira	314 W Ann St		775-733-9877
Kurt Garrett	314 W Robinson St		775-882-4260
Robertine T Benson	402 S Division St		775-297-3070
Robert N Morgan	402 W Robinson St	ebun12b@aol.com	775-883-2325
Maureen Lamerdin	407 W Robinson St	sierraacupuncture@sbcglobal.net	775-841-3336
Bryan Bibee	411 W 3rd St		775-883-8445
Charles Kilpatrick	412 N Division St		775-882-6112
Steve VanDenbrugh	412 W 4th St		775-882-4330
Brenda Frank	414 W Ann St		775-882-3385
John E. Frank	414 W William St		775-882-3382
Thomas J Gibbons	444 S Division St		775-882-5963
Rob McFadden	500 Mountain St		775-882-7777
Julian C Smith	502 N Division St		775-883-3200
Julian C Smith, Jr	502 N Division St		775-883-3200
Lorna Dauterman	502 W Robinson St		775-883-2251
Jane Staehill	503 W Robinson St		775-882-0746
Peter J Smith	511 W 3rd St		775-882-9441
Nowland R Prater	512 Mountain St		775-884-0123
Maureen Lamerdin	512 N Division St	sierraacupuncture@sbcglobal.net	775-841-3336
Wayne and Sally Chimarusti	514 W Robinson		775-885-9066
Liz Strekal	600 W Caroline St	mizlizajane@sbcglobal.net	775-884-0580
Tom Strekal	600 W Caroline St	reveddie@hotmail.com	775-884-0580
Jim Kerman	601 W Spear St		775-771-0225
Marilyn C Wren	605 W Spear St		775-841-5185

Cynthia Brenneman	608 Elizabeth St	heart_of_a_gypsy@earthlink.net	775-887-8988
Stephen Brenneman	608 Elizabeth St	mangusta1969@earthlink.net	775-887-8988
Arlene Delvinch	610 W 4th St		775-882-6241
Jack McLaughlin	611 W Robinson St	tahojack@aol.com	775-690-8302
Sheryl McLaughlin	611 W Robinson St		775-882-8832
Carter Twedt	612 W Robinson St		775-882-2078
Margaret Twedt	612 W Robinson St		775-882-2078
Cheryl Cooke	614 W 3rd St		775-882-8556
Katherine R Gordon	615 W 3rd St	bobkat717@sbcglobal.net	775-882-0488
Marlene Hannafin	650 N Minnesota St	mshannafin@charter.net	775-883-4145
Mary Vincent	700 Mountain St		775-882-5228
Phil Hersey	700 W Telegraph St	philihersey@yahoo.com	775-225-1793
Tina Hersey	700 W Telegraph St	treed65t@yahoo.com	775-671-2564
Cathy Smith	701 Elizabeth St		775-885-9783
Ed Smith	701 Elizabeth St		775-885-9783
Julie Maxwell	702 N Minnesota St		775-883-4943
Michelle Schnitter	705 W Musser St		775-843-1389
Malah McFadden	711 W Spear St		775-882-2850
Brenda Dahlquist	801 N Minnesota St		775-220-2517
Alexander Kirsch	803 N Minnesota St	designagent@aol.com	775-883-3465
Charles Kilpatrick	Mountain St		775-882-6112
Robyn Laguzza	506 W Spear St		775-297-3403
Betty Brinson	950 N Minnesota St		775-882-4482
Betty Brinson	704 W Caroline St		775-882-4482
Jade Brinson	818 N Minnesota St		775-220-3155
Jade Brinson	920 N Minnesota St		775-220-3155



RECEIVED

DEC 11 2014

CARSON CITY
PLANNING DIVISION

Late Info
F-2 HRC-14-146

HEALTHY TREES

Professional Tree Care

Alex Kirsch
803 N Minnesota Street
Carson City, NV 89703

10 December 2014

Tom Henderson

ISA Certified Arborist

WE-6729A

Dear Mr. Kirsch:

At your request, I examined today the apple trees at 812 N Division Street in Carson City, a vacant lot. There are two mature trees and one sapling tree in the southeast quadrant of this lot. These trees have been neglected and further abused by the manner of pruning, with large heading cuts. The sapling apple tree appears to be vigorous and healthy. Most of the leaves had fallen at the time of my visit.

The westerly mature tree is in the worst condition as cracks and cavities appear in the trunk. Both of the older trees' condition could be improved by pruning to clean the crowns and by restoring the crowns with additional thinning cuts. The two mature trees are prolific producers of fruit and will probably survive many years, unless roots are cut, dessicated, or soil in the root zone is compacted during construction. Merely leaving the trees standing during construction will not ensure their preservation; affirmative measures will have to be in place to protect the trees and especially the roots, from further stress.

The easterly mature apple tree is proximate to telephone service lines along Division Street, but the tree limbs present no real threat or hazard to these lines. Because there are presently no real "targets" in the vacant lot, the risk presented by these trees is minimal. That risk would change as the property is developed and use in the tree environs is determined.

I was not able to determine the variety of fruit produced by these old apple trees. Because of their age, the fruit could prove to be a variety not commonly found in more modern nursery stock.

Sincerely

Tom Henderson
ISA Tree Risk Assessment Qualification
ISA Certified Arborist WE-6729A

*Late Material
Received at Meeting*

608 Elizabeth St
Carson City, NV 89703
December 11, 2014

Chairman and Members of the Historic Resources Commission (HRC)
108 East Proctor Street
Carson City, NV 89701

Chairman Block and Members of the HRC,

My wife and I are the owners of Bliss Mansion, a principal point of architectural and historic interest in Carson City's newly established National Historic District. We purchased this property in 2007 because we liked the general character of this area, with its open spaces, large old deciduous shade trees and the construction details of most of the old houses and the converted houses/small offices in the Historic District. We also liked the fact that there was a formal approval process for new construction or remodeling of structures within the Historic District that required the approval of some Historic District residents and local architects, serving as volunteers on the Historic Resources Commission. We saw that even some newer construction offices such as the 1996 era medical office at 707 Minnesota Street and the entire block of new construction (1987) single family residences located at the intersection of Robinson and Minnesota Streets maintained the historic character of the district with shiplap siding, landscaped open spaces, varied rooflines and other construction details that were consistent with the houses of the early to mid 1900s.

Like Alex Kirsch, Bazel Slaughter and over 80 of our fellow residents/property owners in the Historic District who have signed an opposition statement, my wife and I are strongly opposed to the potential encroachment of a California developer's "max the cash" project for his 2009 investment in the area, located at 812 North Division Street. This developer, Herman Bauer, has persisted since 2011 with an out of scale multi-family apartment project on this less than 1/3 acre parcel of land. Since the creation of the Historic District in May 1982, there have been no approvals of and no new construction of multi-family apartments has occurred within the Historic District. When the Planning Division and the HRC incorrectly approved an 8-unit apartment building at this same address that was not compliant with several requirements of Carson City's Municipal Code in July 2011, local residents filed a formal appeal with the Board of Supervisors in September 2011. The BOS returned the building plans to the Planning Division and the HRC for re-work. Eventually the Planning Division and the HRC approved two duplex apartments on this property in late 2011, subject to the fact that the developer agreed to retain approximately 10-12 of the historic fruit trees located on the periphery of the property.

When construction of the two duplexes finally commenced in 2013, the developer's construction crew "erroneously bulldozed" almost all of the historic fruit trees before the city issued a Stop Work order. A revised landscape plan was then required by the HRC

and adjacent residents also reviewed the plan before construction could resume. Despite the approval of a revised landscape plan, the developer never restarted his construction project, instead sending the Planning Department a new design in 2014 for two four-plex apartment buildings (8 dwelling units) on this property, with proposed parking for only 12 vehicles, not the normally required 16 vehicles per the Carson City Municipal Code (CCMC). While this new design did not increase the ground footprints of the two buildings, the code requirement for 2 off street parking places required major modifications to the landscape plan, reductions in the open space provided for each building, and a major square footage increase in paved driveways and parking areas on this small parcel of land. In our opinion, the building, parking and landscape designs are simply too large for the land area and are inconsistent with the stated building and landscape design requirements for construction in Carson City's Historic District.

We request that the HRC require this developer to return to his previously approved 2012 design for two duplex apartments on this property. That would increase the amount of open space on this property, improving the curbside landscape design and would simultaneously reduce the amount of required off street parking spaces from 12 to 8 vehicles. It would also allow the project to meet the CCMC requirements of 2 parking spaces per dwelling unit, rather than set a dangerous precedent of a less stringent off street parking requirement for the Historic District. Increasing the number of parked vehicles on Historic District streets because of insufficient off-street parking for this project is simply not in keeping with the design principles and aesthetics of this district.

It should also be noted that, in the case of this project, the Planning Division did not follow the clearly stated municipal code requirements to FIRST obtain landscape and overall building design approval from the Historic Resources Commission before approaching the Planning Division with their building plans:

CCMC 18.06.015 Procedure for proposed project.

Any proposed project to construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure; or to place signs, fences, or lighting; or to construct parking areas of site improvements; or which affects the exterior landscape features and spaces that characterize a property and its environment **shall not be started without prior approval of an application submitted to the historic resources commission (HRC) as provided for by this chapter.**

It should also be noted that the verbal statements and annotated drawings/photos from the Planning Division staff and vue-graphs that have been presented at the September 2011 Board of Supervisors meetings (as well as prior meetings in 2011) and later meetings in 2012, 2013, and 2014 public meetings concerning this project are in error:

1. The "multi-family apartments" shown directly to the north of the Bauer property are actually two single story duplex apartments.
2. The "multi-family apartments" shown directly to the south of the Pre-school Day Care property and to the west of the Bauer property is actually a former single .

family residence that has been previously converted to a duplex house/apartment for two families.

3. The three properties depicted as "Office" on Division Street are all former single family residences that have been converted to use as single story offices (R/O) and still have the appearance of single family residences.

Depicting or describing these smaller duplex units or converted single story family residences as multi-family apartments or just as "offices" is incorrect and misleading to the citizens that have attended multiple public meetings on the Bauer apartment projects in 2011 through 2014.

The snow storage designs for this 8 unit project remain inadequate and do not comply with the CCMC. There is no off street snow storage provided for the north side of the property, despite two double-wide driveways and two surface parking places (a total of 6 vehicle spaces) being located on the north side of the property. Although the revised landscape plan now shows two minimal 100 square foot snow storage areas for the east and west side parking/garage areas, these areas are not compliant with CCMC snow storage requirements because they are located on open space/lawn areas. Although the driveway and parking areas total over 3200 square feet of area, the provided for snow storage areas only total 200 square feet, an unworkably small area for this purpose.

CCMC 2.1.16 Parking & Loading Snow storage shall be considered in the design of all parking areas. Snow storage shall not be located within landscaping areas except for rock and non-vegetated sites.

CCMC 3.11.2 Landscaping Section Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and landscape areas, cannot be used for snow storage. Drainage and run-off from snow storage areas shall be considered in the design.

Although the developer has paid an arborist to provide a brief statement recommending the destruction of the remaining historic trees on this property, despite absolutely no care and no watering for years, these 140 year old trees are still bearing large amounts of fruit and leaves in 2014. A second well-known local arborist (frequently used by the city itself) has looked at the same trees and concluded that these fruit trees will live and bloom for many years unless they are damaged by Mr. Bauer's construction crews. We believe the only reason that Mr. Bauer tried to obtain a death sentence for these remaining trees is that their placement on property interferes with his driveway and off street parking requirements for 12 vehicles.

Reverting to his 2012 plans for two duplex units and a reduction to 8 CCMC-compliant parking spaces would allow for the retention of all of the remaining trees on this property, and is in keeping with the previous development agreement that Mr. Bauer made with the city in 2012, after his "inadvertent" bulldozing of a number of historic trees. Let's also remember that the one large remaining historic tree on his property is also the closest tree to Nevada's huge Bicentennial Tree which is located at the corner of Division and

Washington Streets. In fact, the late Art Hannafin and the HRC stood in the way of that adjacent property developer's wishes to destroy that historic tree.

Let's all remember Art Hannafin's eloquent speech and description in the fall of 2011 of the 1982 establishment of the Historic Resources Commission and the need to retain an architectural link with Carson City's past. That speech in September 2011 is available for review on Carson City's municipal web site. Before passing judgment on this out of scale apartment project, we suggest that all HRC members listen to Art Hannafin, the father of the HRC and a long time champion/resident of Carson City's Historic District.

The image shows two handwritten signatures. The first signature on the left is "Stephen Brenneman" and the second signature on the right is "Cynthia Brenneman". Both signatures are in cursive and appear to be written in black ink.

Stephen and Cynthia Brenneman

*late material
received at meeting*

Good evening All,

My name is Alexander Kirsch.

I and my neighbors with support from a majority of property owners of Carson City's Historic District continue to fight a battle to preserve Carson City's Historic District.

Relative to Herman Bauer's Special Use Permit Application SUP-14-036, initially submitted on July 28, 2010, local opposition to a proposed 8-plex apartment development 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. Many of these were presented verbally and in written petitions to the Historic Resources Commission in several public meetings and to several Planning Commission hearings and appeals.

It should 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 the 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 current Carson City Municipal Code and this project would set a damaging precedent for the Historic District.

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 submitted 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.

No similar 8-plex developments are in existence today within the West Side Residential/Office zoned areas and within the Historic District. The approval of SUP-14-036 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 meaningless.

Sufficient Space that is required by the CCMC for snow removal/temporary storage of snow was not identified in the provided Building and Landscape Plans. Snow Storage Space for East and West sides is minimal and none at all is provided for the North side.

The proposed property development does not appear to allow for sufficient storage (e.g. bicycles, recreational equipment, BBQS) and outdoor recreational space for the potentially 16 (or more) occupants with the exception of four units with garages. Also pointed out should be missing space for water heaters and forced air furnace equipment for the upper units.

Four units meet parking requirements for 2 cars as per current City Ordinance. Four additional proposed units do not meet the most recently revised requirements of space for 1.5 vehicles for this project. These four units provide only one uncovered parking spot per unit and on street parking will be inevitable.

Two (2) parking spaces per unit are currently required by City Ordinance and Development Standards. There is no justification for providing fewer parking spaces (1.5 spaces per Dwelling Unit) in an already congested area. Onsite parking regulations in the Municipal Codes should not be dismissed unilaterally by city planning employees based solely upon 22-year-old national (not local) survey data. The 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. We have provided some 2010 Census data for Zip Code 89703 that shows a substantial rise in the number of households with 2 or more cars. This most recent US Census data (2010) on household vehicle ownership showed that the average household in zip code 89703 operates and parks 2.3 cars per household. The ITE study was simply flawed and its approval for this project will change not only future developments within the Historic District, but within the entire City.

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, which would have provided 15 parking spaces for eight dwelling units. This property currently offers a total of 13 onsite parking spaces for 6 dwelling units. Mr. Brinson is now also opposing the proposed construction by Herman Bauer. Furthermore he as Landlord has evidence that two-bedroom units are now and always were in higher demand than one-bedroom units, and so 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 newer complex of this magnitude (Eight 1 Bedroom Apartment Units) exists 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-14-036 will not only impact 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 moot.

In the past illegal removal of several Historic Trees (which were supposed to remain) was contested without consequences and that fact now make this new plan possible. Two existing fruit trees will likely have to be removed to accommodate Mr. Bauer's project. We refute the argument that these trees are in bad health as previously publicized pictures were taken during winter a few years ago and that an assessment provided by Stay Green Tree Service can be contradicted by an evaluation done by Healthy Trees. These trees remain lush and fruit bearing without any watering. We can also provide pictures taken from as recent as this fall. The assessment provided by Mr. Bauer proves merely yet another attempt to deceive City officials to have his plan approved.

One tree proposed for the north side center, dividing the driveways cannot be placed as shown in the floor plan and missing on the rendering as two vehicles will not be able to access the small parking areas there.

Initially and prior to the October 10th 2013 HRC compromise Mr. Bauer was required to plant 3 trees for each of the seven historic trees illegally removed because the planting of larger caliper trees as per CCMC did not provide insurance of survival. A total of 21 trees are indeed proposed for his new development, however one tree (the north center tree) cannot be planted, another would replace yet another historic tree and two additional historic trees are to be removed, effectively bringing the number of trees designated for this property down to 20 with no historic landscape remaining.

Approval of HRC-14-146 and four additional parking spaces to the last approved building plan of 2 duplex units will definitely change the footprint and scale of this new proposal of two four unit buildings. HRC-14-146 is essentially a new proposal and very similar to the one subject of discussion during previous Planning Commission, Board of Supervisors and Historic Resources Commission hearings in which always significant public opposition has been represented.

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 reconsidered. It may also be suggested to review the speech by Art Hannafin at the HRC meeting from 11/10/2011 on this subject.

With many property owners of the Historic District opposing this new project we urge the members of this Board to retain the integrity of our nationally recognized neighborhood. We ask this Historic Resources Committee to revert back to the February 9th, 2012 approved revised development of two, two-family dwelling or duplex units and to the October 10th, 2013 HRC approved revised landscape plan.

We request and urge the HRC to respect and to value the opinion of the majority of Historic District property owners who have made the District what is today and stand by

the guidelines and values fit for a nationally recognized area. Thank you for considering the significant and extensive opposition to proposal of HRC-14-146 by Herman Bauer and his Architects.