

**STAFF REPORT: HISTORIC RESOURCES COMMISSION
MEETING OF SEPTEMBER 8, 2016**

AGENDA ITEM: F-4

FILE NO: HRC-16-097

STAFF AUTHOR: Hope Sullivan, Planning Manager

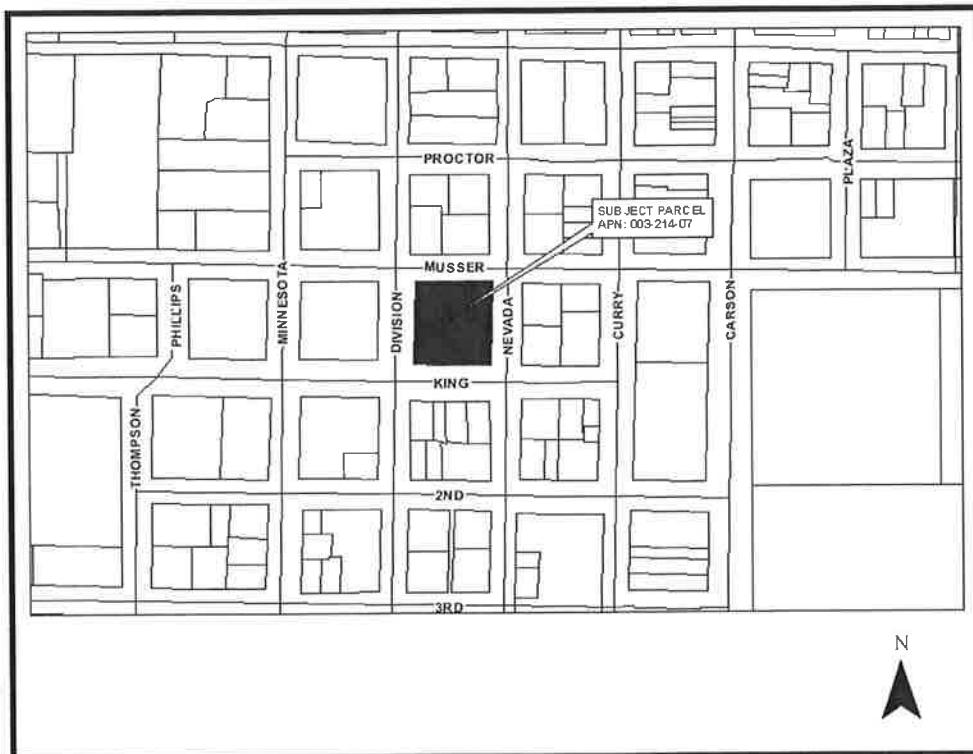
REQUEST: To allow the demolition of an existing concrete sidewalk and small roof structure, and the construction of a new 700 square foot covered walkway

APPLICANT: Kenneth Pearson

OWNER: First Presbyterian Church

LOCATION/APN: 115 North Division Street / APN 003-214-07.

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission: "Move to approve HRC-16-097, a request from Kenneth Pearson (property owner: First Presbyterian Church), to allow the demolition of an existing concrete sidewalk and small roof structure, and construction of a new 700 square foot covered walkway in the Residential Office zoning district, located at 115 North Division Street, APN 003-214-07, based on the findings and conditions of approval contained in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plans.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. 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. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
7. Approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.
8. Any change in dimensions, location or colors will require review and approval by the Historic Resources Commission.
9. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
10. Any repairs, replacement, and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All work is to be completed by contractors; all contractors are required to carry state and local licenses.

DISCUSSION:

The original First Presbyterian Church was constructed in the 1860's. Additions were placed on the building for a fellowship hall in the 1960's. In 2007 – 2008, a new sanctuary was constructed.

The applicant is proposing an addition that will consist of a 700 square foot covered walkway. The walkway will be adjacent to newer portions of the building as well as the original church building, and not connected to the original church.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials, and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building or buildings in the immediate vicinity or the district shall not be approved.

Staff finds the proposed addition to be consistent with the guidelines. The proposed addition will consist of brick columns supporting a metal roof. Most of the addition will be adjacent to the newer portions of the building. A small section of the proposed addition will be adjacent to the original church building, but it will not be connected. Staff finds that the proposed addition will not compromise any of the character defining elements of the original church building, nor shall it create confusion as to whether or not it is part of the original structure as it will not be connected to the original structure.

PUBLIC COMMENTS: Public notices were mailed to property owners adjacent to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of September 1, 2016, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Attachments:
Historic Surveys
Application

CARSON CITY RESOURCES INVENTORY

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

IDENTIFICATION:

1. Address: 100 North Nevada 09 3-214-03
 2. Common Name: First Presbyterian Church PRESBYTERIAN CHURCH
 3. Historic Name: First Presbyterian Church 110 N NEVADA ST
 4. Present Owner: Presbyterian Church CARSON CITY NV 89703
 5. Address (if not occupant): 110 North Nevada, Carson City, Nevada
 6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Stylistically, the large two story brick structure is a vernacular building that combines elements from Gothic Revival and Classical Revival architectural traditions. The tall square entrance tower with its crenelated parapet is the focal point of the composition and contains tall, slender, arched windows of successively larger size from second floor to first. The main building is formed of intersecting gables and contains arched windows and door openings within recessed wall panels. There are fanlight windows above the Nevada Street entrances. The northern gable of the Nevada Street elevation is enclosed, contains decorative paired brackets, and the facade holds tall compound-arched windows. The gable facing King Street has eave returns and contains arched windows enframed in recessed panels. A round opening occurs in the gable peak. This portion of the church was not built until after the dwelling on the site was demolished between 1890 and 1907.

The King Street wing is an early alteration. A later addition has been made to its west elevation. A later wing to the north was added in the 1970's. This two story brick wing is gabled and contains eave returns in its northern gable. Decorative stair railings have been added as well as fire escape stairs and landing. The original steeple is gone and the rectory that stood next to its was moved in the 1970's.

RELATIONSHIP TO SURROUNDINGS:

The structure is larger in scale, height, and massing than surrounding buildings. Its design is also unusual though relatively compatible in its Classical Revival derivations.



Street Furniture: three signs on property, one on lawn, two on building

Landscaping: large lawn, mature street trees, some bushes and shrubs

Architectural Evaluation: PS NR X

District Designation: PD 2 NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____Zoning Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

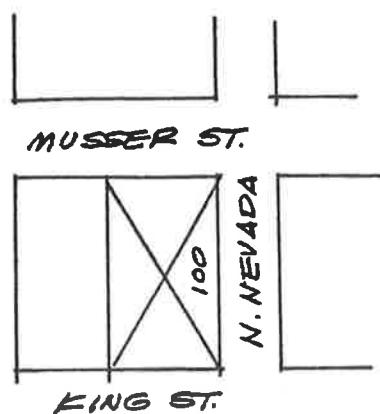
residential/commercial

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

SITE MAP



HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1862-64 Estimated _____ Factual Source: Don FordIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

A unique example of an unusual style and type of structure, the church is one of the city's significant architectural resources. The imposing form and size of the building add to its impressive qualities. The composition of the building is unusual and the tower is a unique representative of the castellated Gothic Revival style within the city. The varied design treatment of the arched windows and recessed panels is also highly unusual and decorative. As Nevada's first church, the structure is an important focal point of the area and contributes to the historic setting and character of Preservation District #2.

SOURCES:

Don Ford
Noreen Humphreys

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

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

Façade Changes:

Zoning:

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

First Presbyterian Church of Carson City

1B. Current/Common Name

110 N. Nevada St.

2. PROPERTY ADDRESS

Street Address	110 N. Nevada St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	First Presbyterian Church of Carson City
Mailing Address	306 W. Musser St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-214-06

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant	
	Other (please specify)			

5. PROPERTY USE

5A. Current Use

Residential		Commercial	X	Religious
Educational		Governmental		Industrial
Other (please specify)				

5B. Historic Use

	Residential		Commercial	X	Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.72		Estimated
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8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260870E 4338440N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building	Structure	District	Object	Site
	Other (specify)				
	Contributing element to a historic district (specify district name)				

9B. Exterior Resource Features

Basement	1	Number of stories
Porch		Balcony
Dormer(s)		Chimney
Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-2 Brick, structural
9E. Building Structural System	9F. Foundation Structural System
SS-4 Masonry	F-5 Stone

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Corbett Brothers (Daniel and William)

10C. Architectural Style/Period (See Appendix B)

Italianate

10D. Construction Date(s)

1862-64

Circa

10E. Date(s) of Significance

1862-64

10F. Historic Resource Theme (See Appendix C)**Land Usage: Townsite Development and City Planning****10G. National Register Eligibility (See Appendix D)**

	Listed		Date Listed			
X	Eligible under:					
X	Criterion A		Criterion B	X	Criterion C	
	Other (specify)					Criterion D
	Not Eligible					
	Unevaluated					

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: First Presbyterian Church of Carson City
Section No. 9G, 11

City, County: Carson City

Page No. 5

As built First Presbyterian Church was a gable-front brick building of tall one-story form. This original section is readily visible despite later additions, its principal exterior alteration being the conversion of a center entry into a window. The original section has painted brick (as does the 1896 section) with a decorative treatment of round-arch recesses separated by narrow recessed "pilasters." The pedimented gable has heavy molded horizontal and raking cornices with small sawn brackets in pairs. The present asphalt shingle roofing is over several layers of wood shingle roofing. The windows, originally fitted with multi-pane sashes, have stained glass depicting religious personages. In 1896 a two-stage entry tower was added to the south front corner and a two-story Sunday school wing was added to the south side. The tower and wing have recessed "pilaster" strips like the original section and also arched façade bays, but the arches are baskethandle rather than round. At the base of the tower is a round-arch entry with double-leaf panel doors and a fanlight with radial muntins. Next to the entry are two plaques: one for the Carson City Historical Commission (dated 1975) and another noting the church is an American Presbyterian and Reformed Historical site (plaque no. 285). The tower and wing have single and clustered tall windows with round-arch heads. The tower has battlements; it formerly had a belfry and steeple removed in the late 1940s. The wing has a cornice with paired brackets and a round-arch window in the gable (now closed in). On the north extends a two-story Fellowship Hall and educational wing constructed between 1960 and 1968. The cinder block wing has a metal-sheathed gable roof and what appear to be replacement windows. A large rear addition with a simulation stucco exterior was made in 2008. The addition echoes elements of the nineteenth-century church such as multiple gables and round-arch and round windows.

First Presbyterian Church dates its origins to 1861 when Reverend William Brier organized a small gathering as the congregation. Construction of the original section began in 1862 but due to economic conditions the building was not completed until 1864. The Corbett brothers, Daniel and William, are credited with the construction. The church is documented as the oldest surviving church building in the state. Orion Clemens was a prominent early member and his brother, Samuel Clemens or Mark Twain, helped raise money for the building's completion. The tower and Sunday school wing were added in 1896 and various smaller additions and alterations were made through the first half of the twentieth century. The construction of the large Fellowship Hall in the 1960s and completion of the even larger addition of 2008 have given the building its present form.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Goodwin, Victor, and Wilbur Weprecht. "First Presbyterian Church, Carson City, Nevada, History, 1861-1997." Report, ca. 1997.

Kientz, Marvin. "First Presbyterian Church, Carson City, Nevada: A History." Article on line at the First Presbyterian Church website (www.fpccarsoncity.com).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



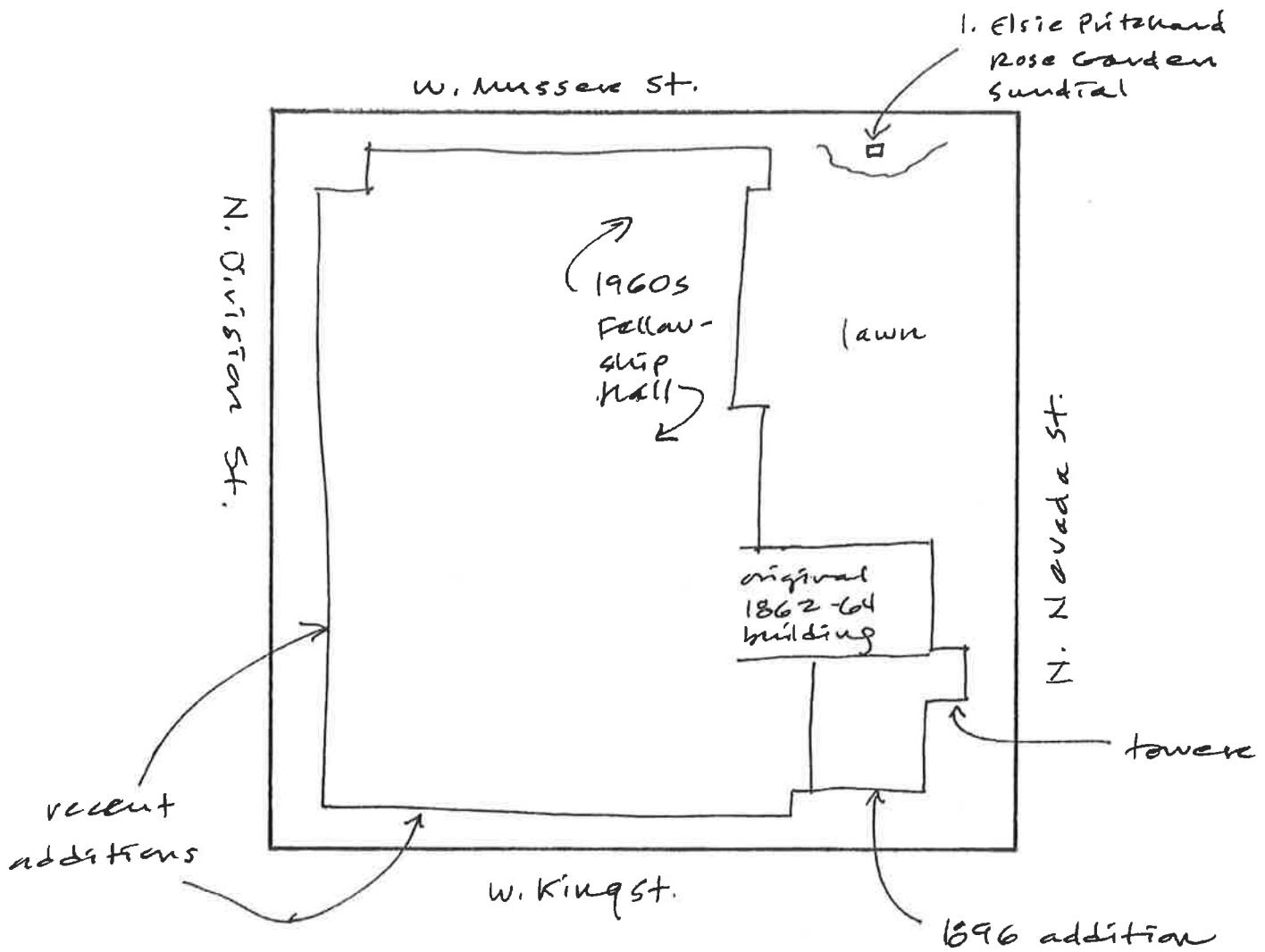
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: First Presbyterian Church of Carson City

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

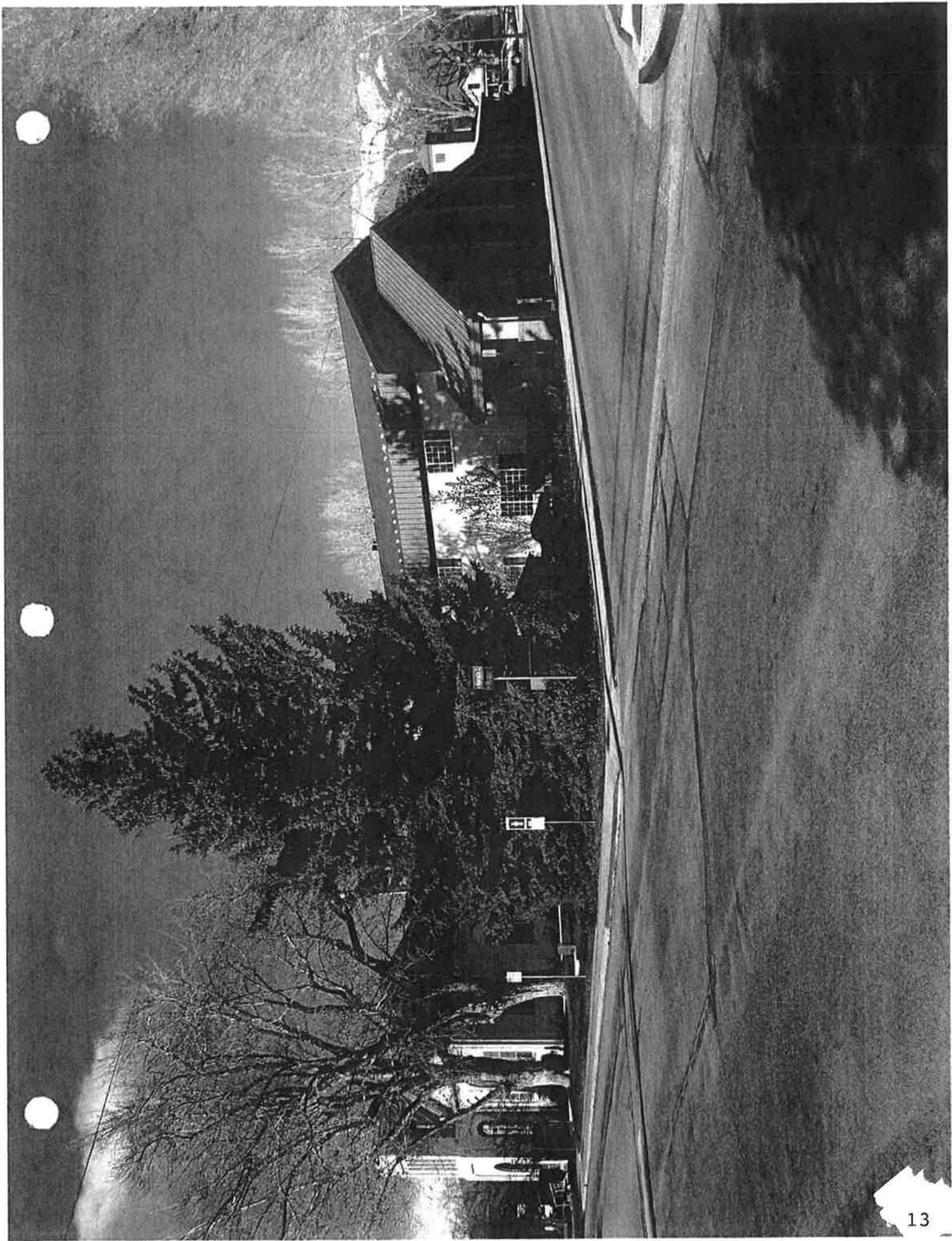
Property Name: 110 N. Nevada St. City, County: Carson City

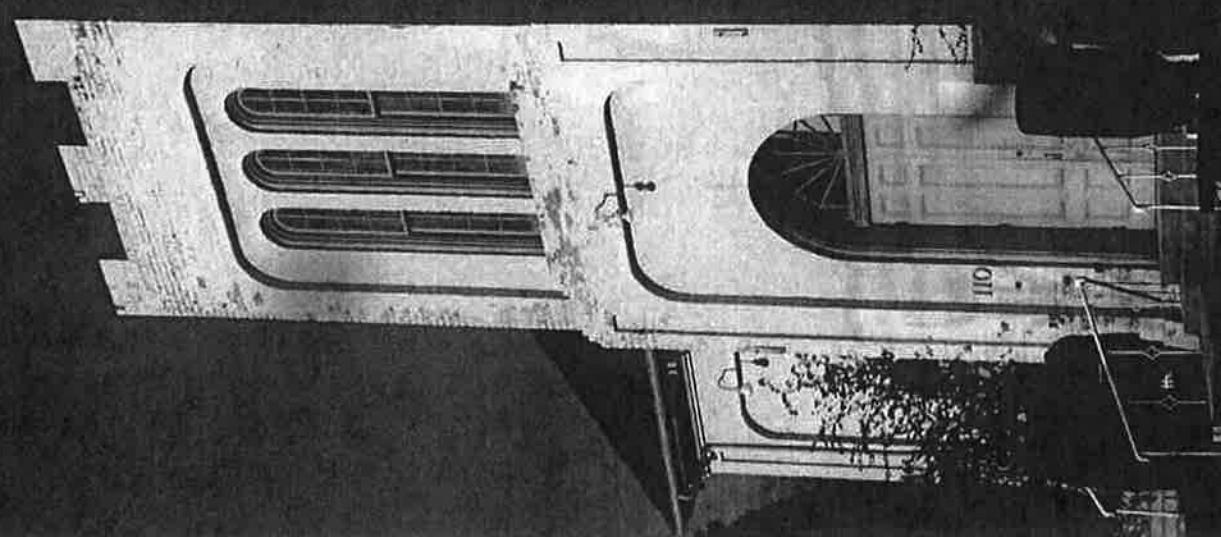
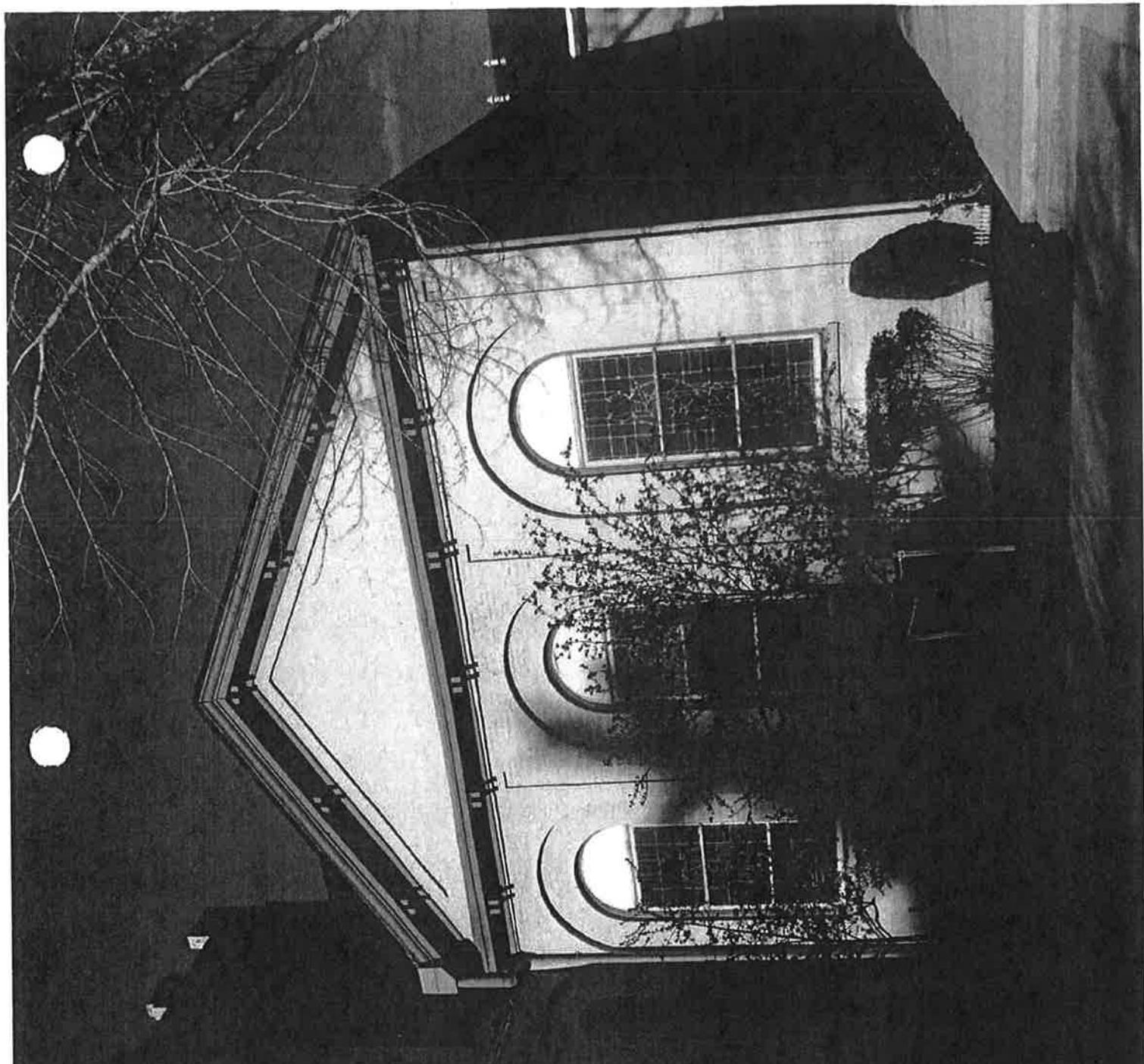
Section No. 13

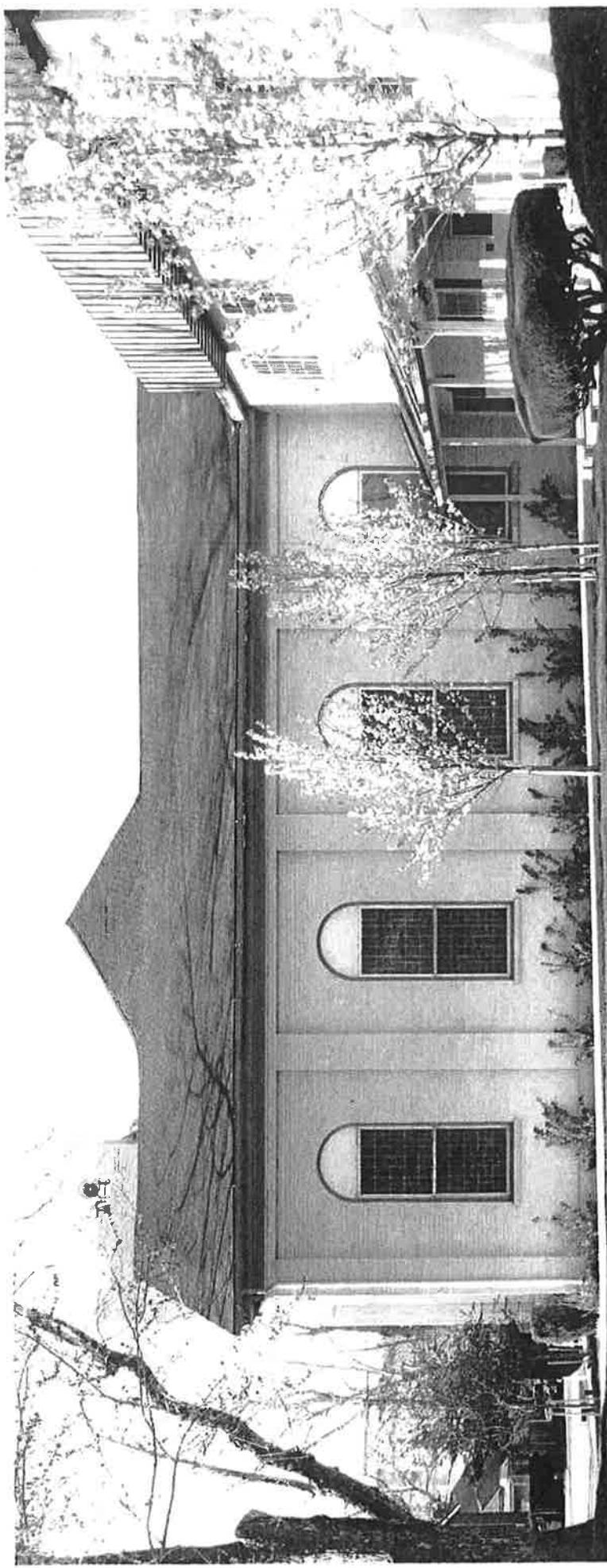
If this inventory involves associated structures or features, please include this form with the SHPO submission.
Include continuation sheet, if necessary.

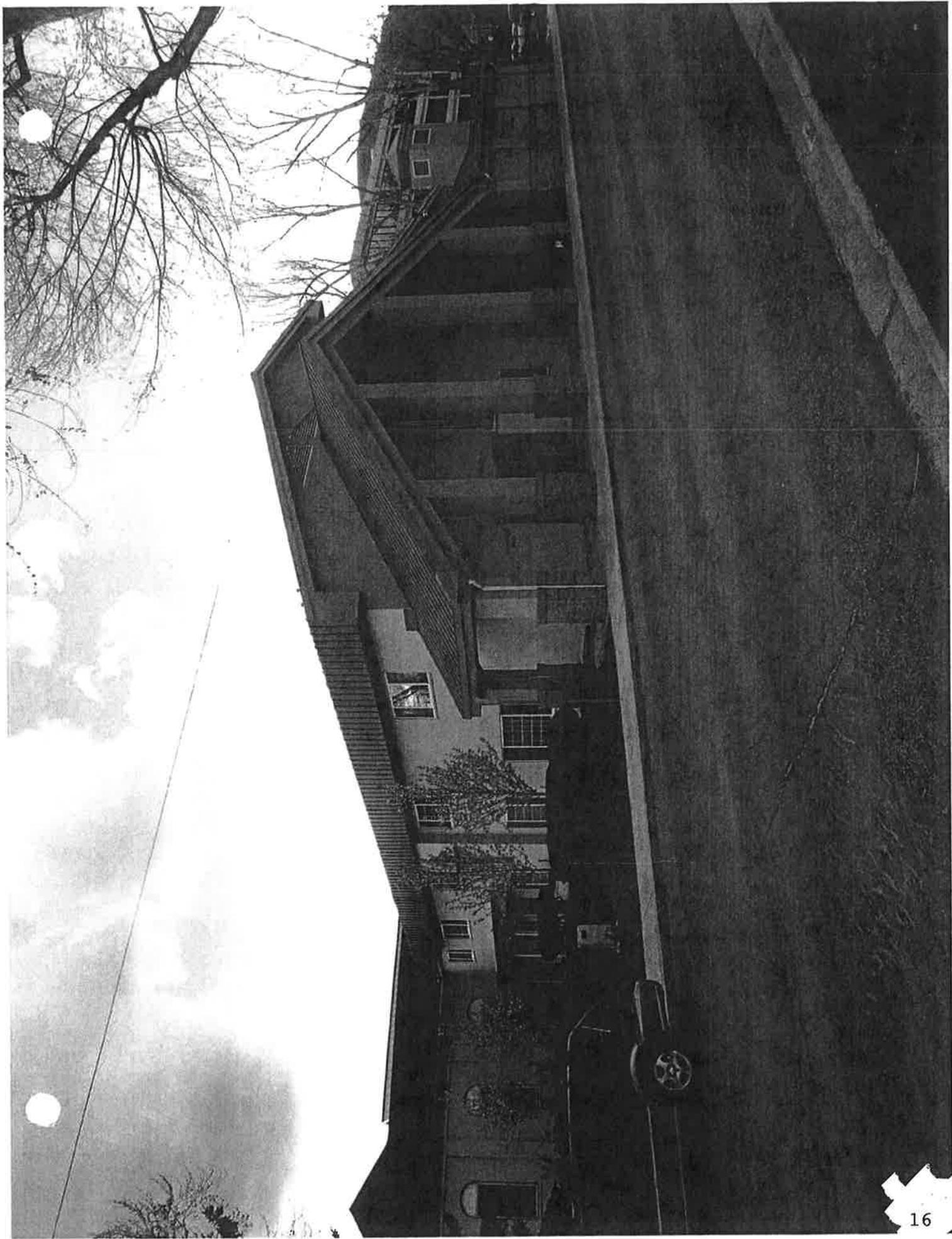
ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

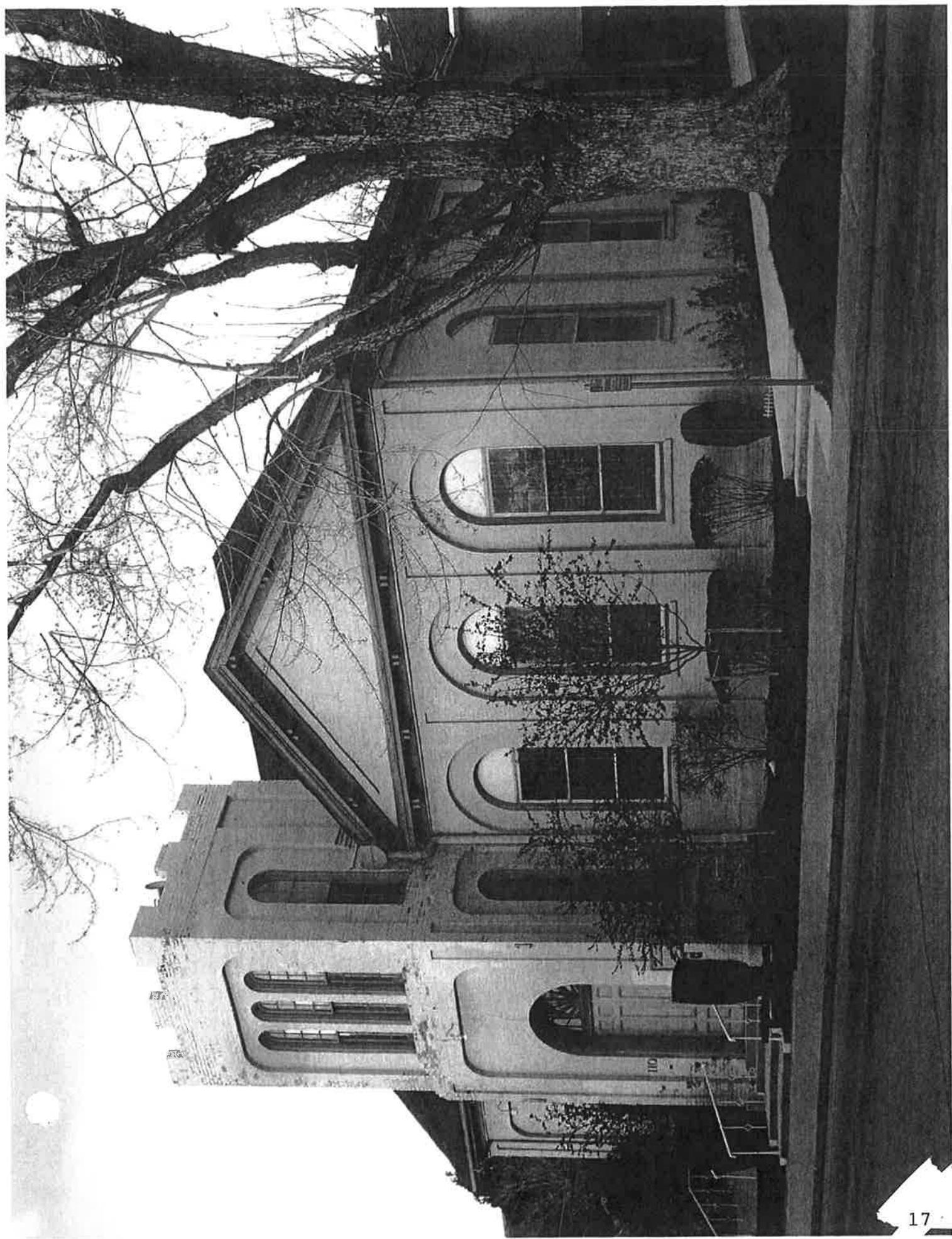
Structure/Feature #1		Structure/Feature #2	
Historic Name	Elsie Pritchard Rose Garden sundial	Historic Name	
Property Type	Object	Property Type	
Historic Use		Historic Use	
Current Use	Sundial and memorial	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Brick, metal	Materials	
Construction date	Ca. 1966-67	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

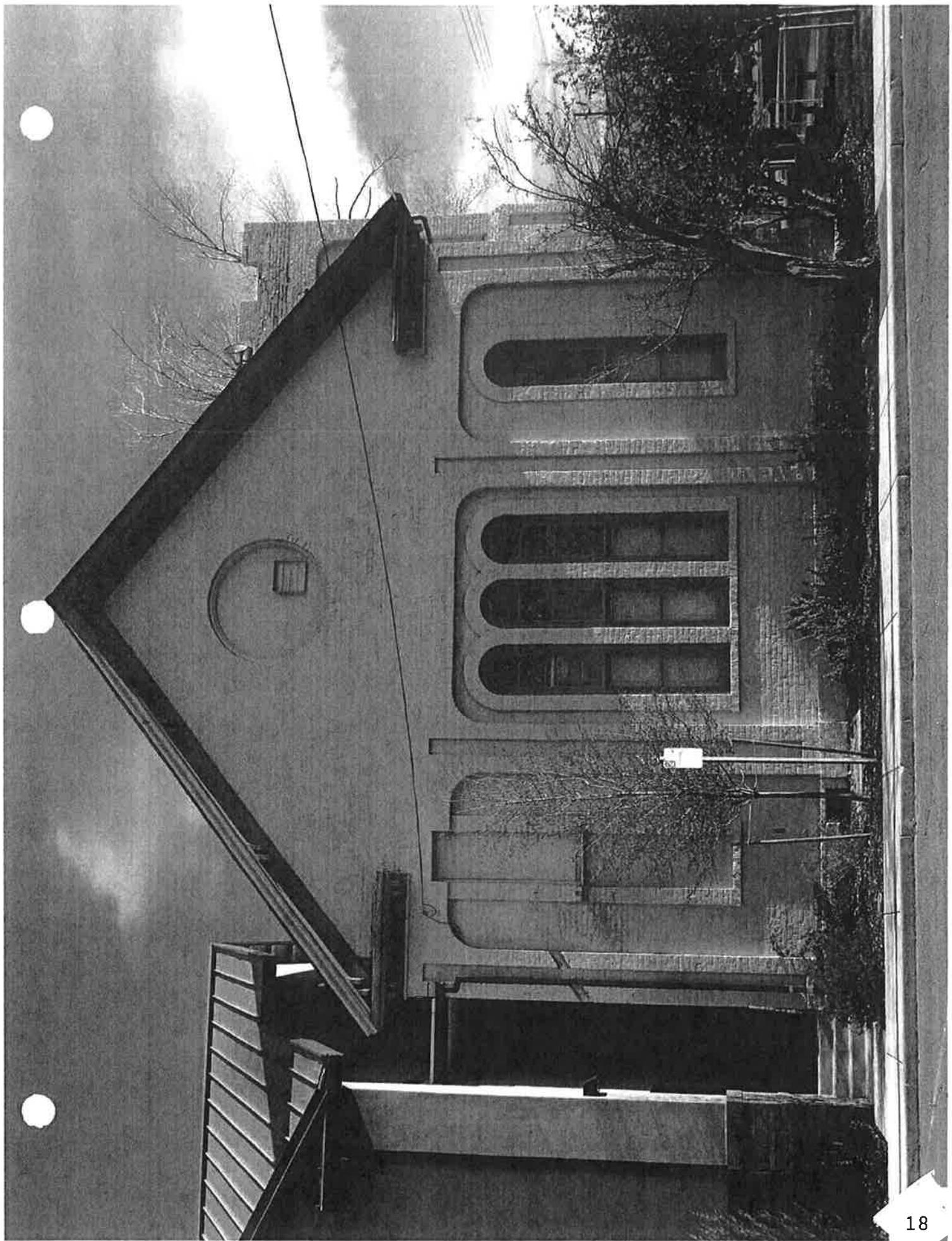


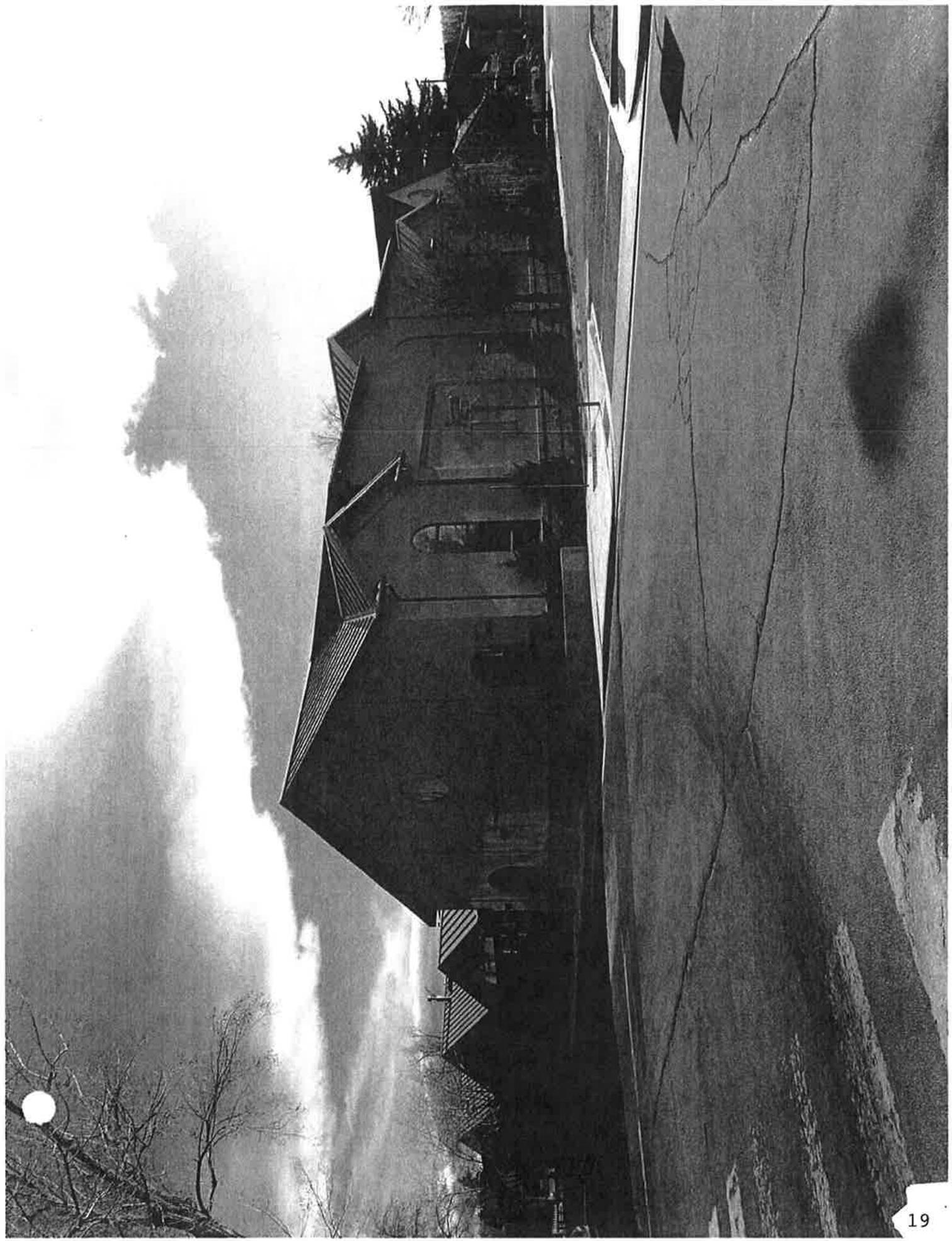


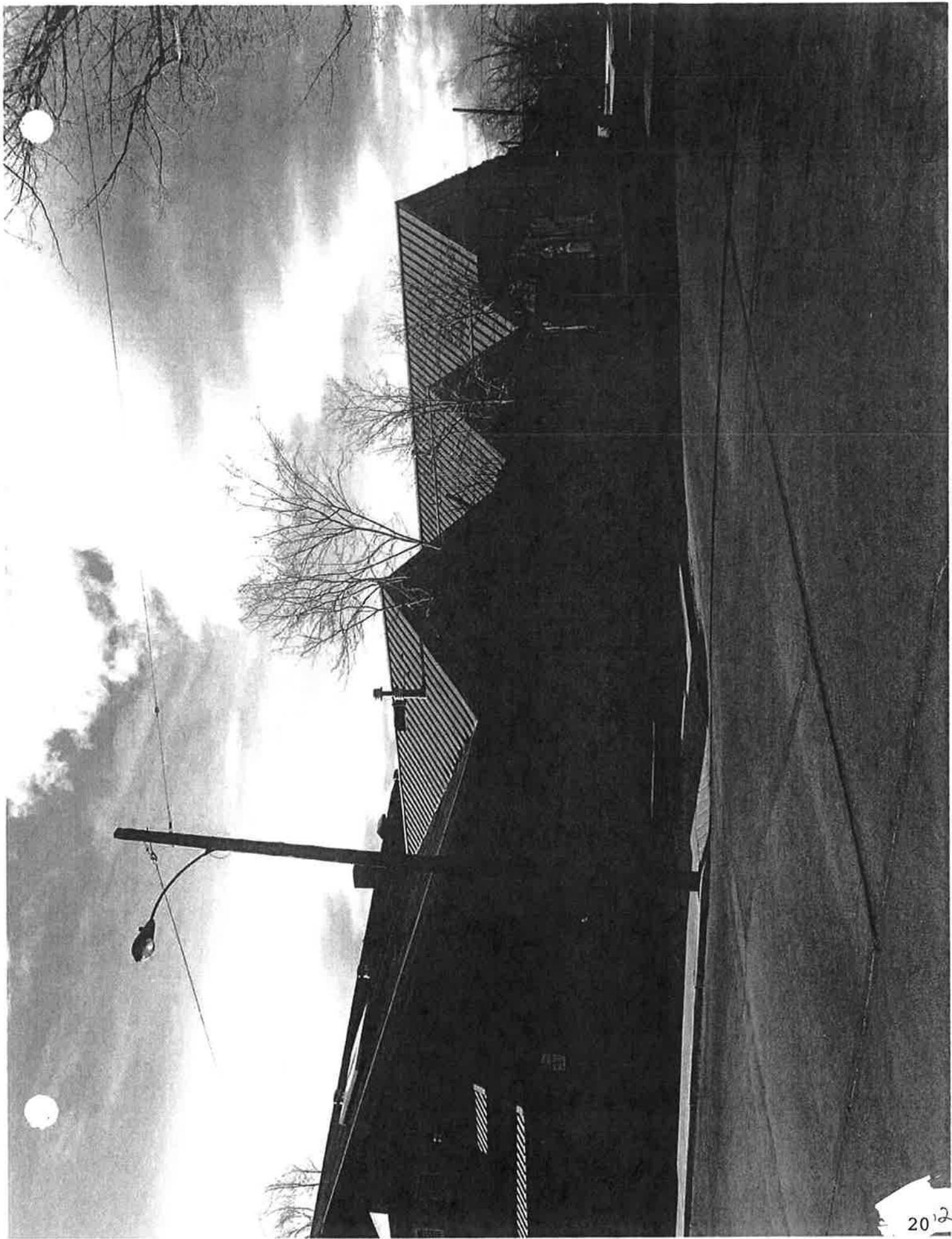












CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 100 North Nevada 110 N. NEVADA APN 3-214-03
2. Common Name: First Presbyterian Church
3. Historic Name: First Presbyterian Church
4. Present Owner: Presbyterian Church
5. Address (if not occupant): 110 North Nevada, Carson City, Nevada
6. Present Use: church Original Use: church

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Stylistically, the large two story brick structure is a vernacular building that combines elements from Gothic Revival and Classical Revival architectural traditions. The tall square entrance tower with its crenelated parapet is the focal point of the composition and contains tall, slender, arched windows of successively larger size from second floor to first. The main building is formed of intersecting gables and contains arched windows and door openings within recessed wall panels. There are fanlight windows above the Nevada Street entrances. The northern gable of the Nevada Street elevation is enclosed, contains decorative paired brackets, and the facade holds tall compound-arched windows. The gable facing King Street has eave returns and contains arched windows enframed in recessed panels. A round opening occurs in the gable peak. This portion of the church was not built until after the dwelling on the site was demolished between 1890 and 1907.

The King Street wing is an early alteration. A later addition has been made to its west elevation. A later wing to the north was added in the 1970's. This two story brick wing is gabled and contains eave returns in its northern gable. Decorative stair railings have been added as well as fire escape stairs and landing. The original steeple is gone and the rectory that stood next to its was moved in the 1970's.

RELATIONSHIP TO SURROUNDINGS:

The structure is larger in scale, height, and massing than surrounding buildings. Its design is also unusual though relatively compatible in its Classical Revival derivations.



Street Furniture: three signs on property, one on lawn, two on building

Landscaping: large lawn, mature street trees, some bushes and shrubs

Architectural Evaluation: PS NR X

District Designation: PD 2 NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____Zoning Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/commercial

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

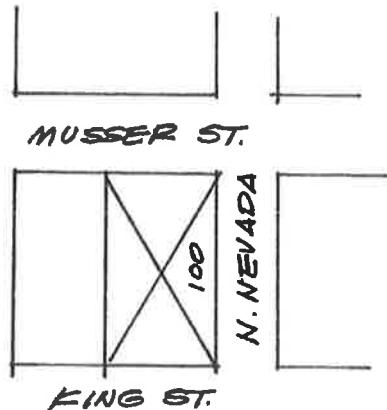
Builder (if known) _____

Date of Construction 1862-64 Estimated _____ Factual Source: Don FordIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

An unique example of an unusual style and type of structure, the church is one of the city's significant architectural resources. The imposing form and size of the building add to its impressive qualities. The composition of the building is unusual and the tower is a unique representative of the castellated Gothic Revival style within the city. The varied design treatment of the arched windows and recessed panels is also highly unusual and decorative. As Nevada's first church, the structure is an important focal point of the area and contributes to the historic setting and character of Preservation District #2.

SITE MAP



SOURCES:

Don Ford
Noreen Humphreys

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

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

FILE # HRC – 16 - HRC - 16 - 097

APPLICANT Ken Pearson **PHONE #** 775-882-1032

MAILING ADDRESS, CITY, STATE, ZIP
306 W Musser St, Carson City, NV 89703

EMAIL ADDRESS
pearsonparts@msn.com

PROPERTY OWNER First Presbyterian Church **PHONE #** 775-882-1032

MAILING ADDRESS, CITY, STATE, ZIP
306 W Musser St, Carson City, NV 89703

EMAIL ADDRESS
pearsonparts@msn.com

APPLICANT AGENT/REPRESENTATIVE Berger Hannafin Architects **PHONE #** 775-882-6455 ext 1

MAILING ADDRESS, CITY, STATE, ZIP
312 West 3rd St. Carson City NV, 89703

EMAIL ADDRESS
Darrin@bharchitects.biz

Project's Assessor Parcel Number(s): 00321407	Street Address <i>115 NORTH DIVISION STREET</i> <i>306 W Musser St, Carson City, NV 89703</i>	ZIP Code
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Project's Master Plan Designation DT Mixed use/ Mixed-use Res	Project's Current Zoning RO - Residential Office	Nearest Major Cross Street(s) W Musser St/ Nevada St
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Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

Demolition of existing concrete sidewalk + small roof structure, some existing plants may be removed as well. New work will include a new 700sf covered walkway. Pavers will be used in lieu of concrete. Materials will match existing.

-Please see plans and renderings for details.

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

RECEIVED
AUG 22 2016
CARSON CITY
PLANNING DIVISION

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.

Does the project require action by the Planning Commission or the Board of Supervisors?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, please explain
<hr/>				
Will the project involve demolition or relocation of any structure within or into the Historic District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please describe:				
<p>The existing covered walkway, concrete pathway, and adjacent hand rail will require demolition.</p> <hr/>				
Reason for project:				
<p>The proposed work is primarily in response to safety concerns over falling ice + snow and existing trip hazards. All of which are remedied with the new construction.</p> <hr/>				
SUPPORTING DOCUMENTATION				
<p>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.</p>				
<p>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 <u>all</u> 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.</p>				
Owner's Signature		Applicant's/Agent's Signature		
<hr/>		<hr/>		
Owner's Printed Name		Applicant's/Agent's Printed Name		
<hr/>		<hr/>		

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

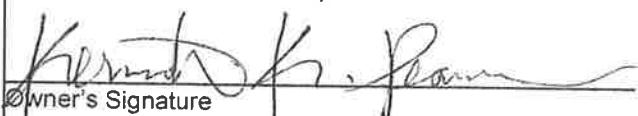
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

Reason for project:

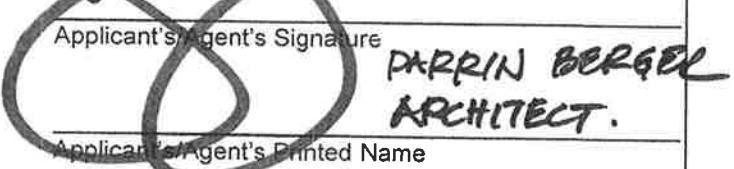
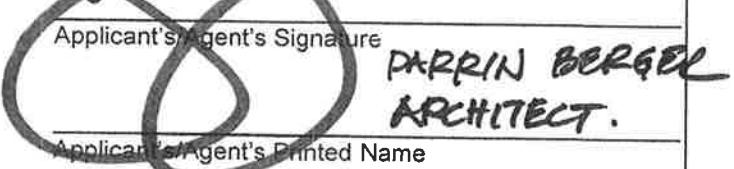
SUPPORTING DOCUMENTATION

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

Kenneth K. Pearson
Owner's Printed Name


Applicant's Agent's Signature

Applicant's Agent's Printed Name

FIRST PRESBYTERIAN CHURCH COVERED WALKWAY

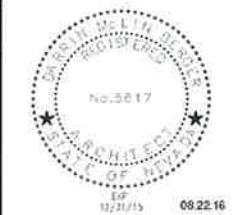
115 NORTH DIVISION STREET, CARSON CITY, NV



Berger Hannafin ARCHITECTURE

312 WEST 3RD STREET
CARSON CITY, NV 89701

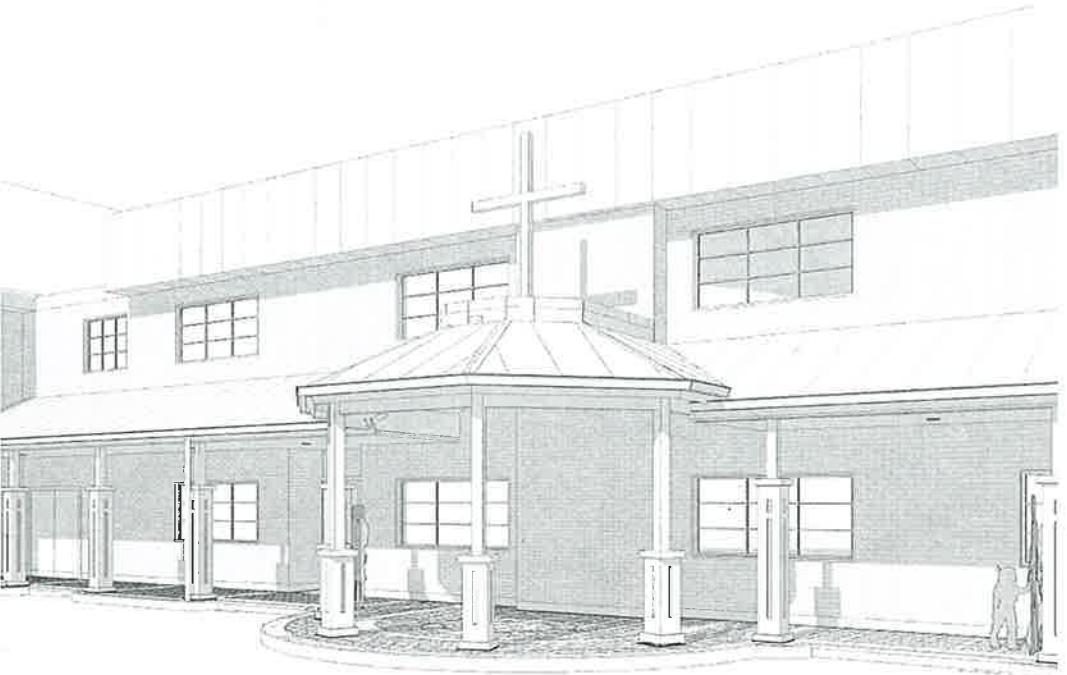
P: (775) 882-6455
F: (775) 882-1444
WWW.BHARCHITECTS.BIZ



PROJECT:
First Presbyterian Church

FPC COVERED WALKWAY

306 W Musser St, Carson City, NV 89703

		PROJECT TEAM	INDEX of DRAWINGS
	<p><u>ARCHITECT</u> BERGER HANNAFIN ARCHITECTURE - DARRIN BERGER 312 WEST 3RD STREET CARSON CITY, NV 89703 TEL: (775) 882-6455</p>	<p>ARCHITECTURAL A0.1 COVER SHEET A1.1 SITE PLAN A2.1 FLOOR PLAN A5.1 REFLECTIVE CEILING PLAN/ ROOF PLAN A6.1 SECTIONS AND DETAILS A9.1 PHOTO SURVEY A9.2 RENDERINGS</p>	<p>HRC - 16 - 097</p> <p>RECEIVED AUG 22 2016 CARSON CITY PLANNING DIVISION</p>
	<p>GOVERNING AGENCY REVIEW</p> <p>OCCUPANCY: B BUSINESS AREA 800 SF (EXTERIOR WALKWAY) TYPE OF CONSTRUCTION: TYPE 3 B</p>	<p>DESIGN CRITERIA</p>	<p>CODES and REGULATIONS</p> <p>2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL EXISTING BUILDING CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2012 INTERNATIONAL FIRE CODE 2012 UNIFORM MECHANICAL CODE 2012 UNIFORM PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2009 ICC/ANSI A117.4 ACCESSIBILITY</p>



Berger Hannafin ARCHITECTURE

312 WEST 3RD STREET
CARSON CITY, NV 89701

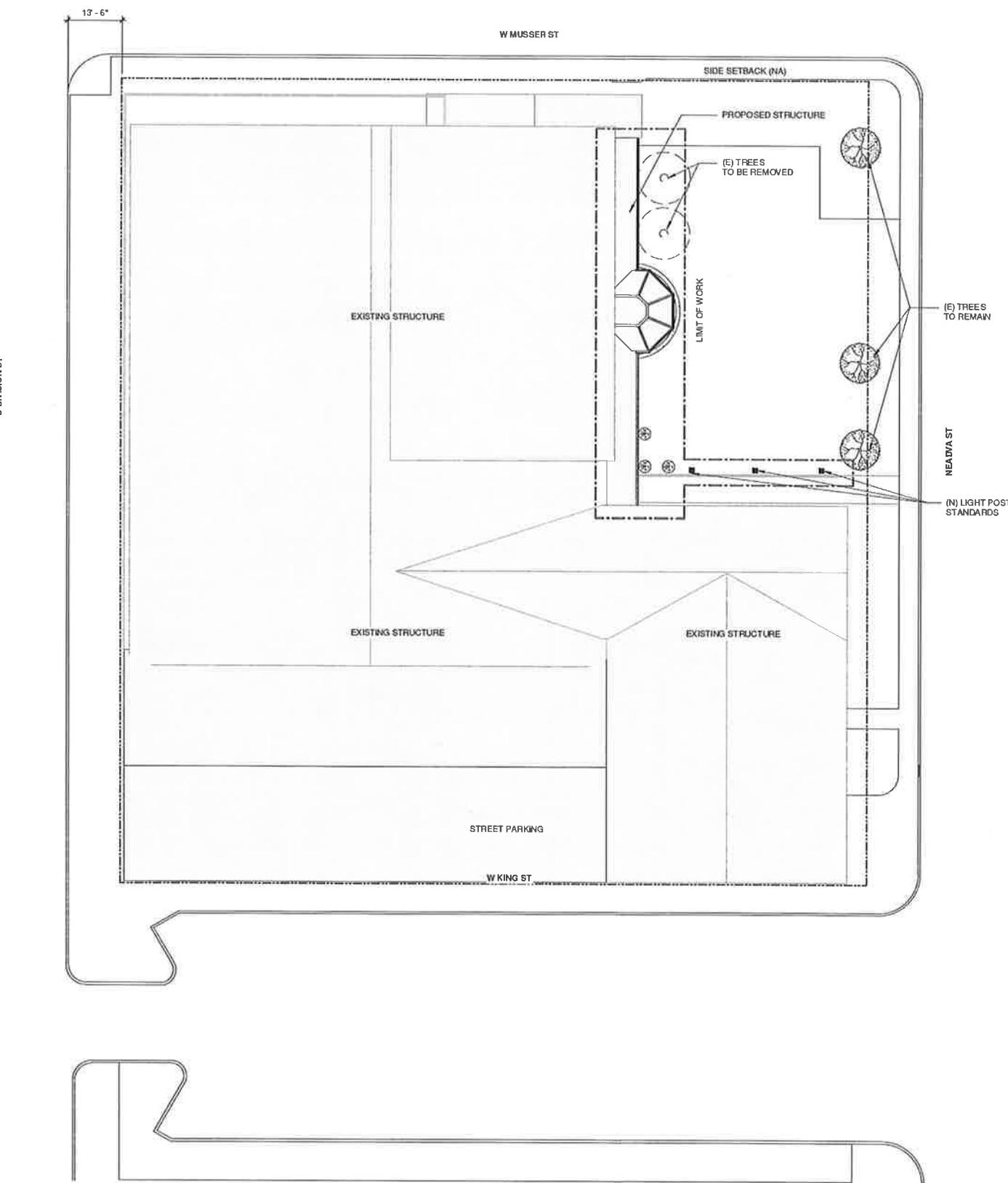
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FPC COVERED WALKWAY

306 W Musser St, Carson City, NV 89703

PROJECT:
First Presbyterian Church



SITE PLAN

Scale: 1/16" = 1'-0"



A1.1

BHA JOB NO.: 1613
DRAWING STATUS:
PHASE:
Schematic Design Design Development Contract Documents
USE:
These drawings are being issued for the following uses:
Progress Review Governing Agency Review
Estimating Bidding
Other

ISSUE DATE: 08.22.16 DRAWN BY: RLW

Revisions	Date
△	
△	
△	
△	
△	
△	

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:



Berger Hannafin ARCHITECTURE

312 WEST 3RD STREET
CARSON CITY, NV 89701

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FPC COVERED WALKWAY

First Presbyterian Church

306 W Musser St, Carson City, NV 89703

BHA JOB NO.: 1613

PHASE

USE THESE DRAWINGS ARE BEING ISSUED FOR THE FOLLOWING USES:	<input type="checkbox"/>
PROGRESS REVIEW	<input type="checkbox"/>
GOVERNING AGENCY REVIEW	<input checked="" type="checkbox"/>
ESTIMATING	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
GENERAL	<input type="checkbox"/>

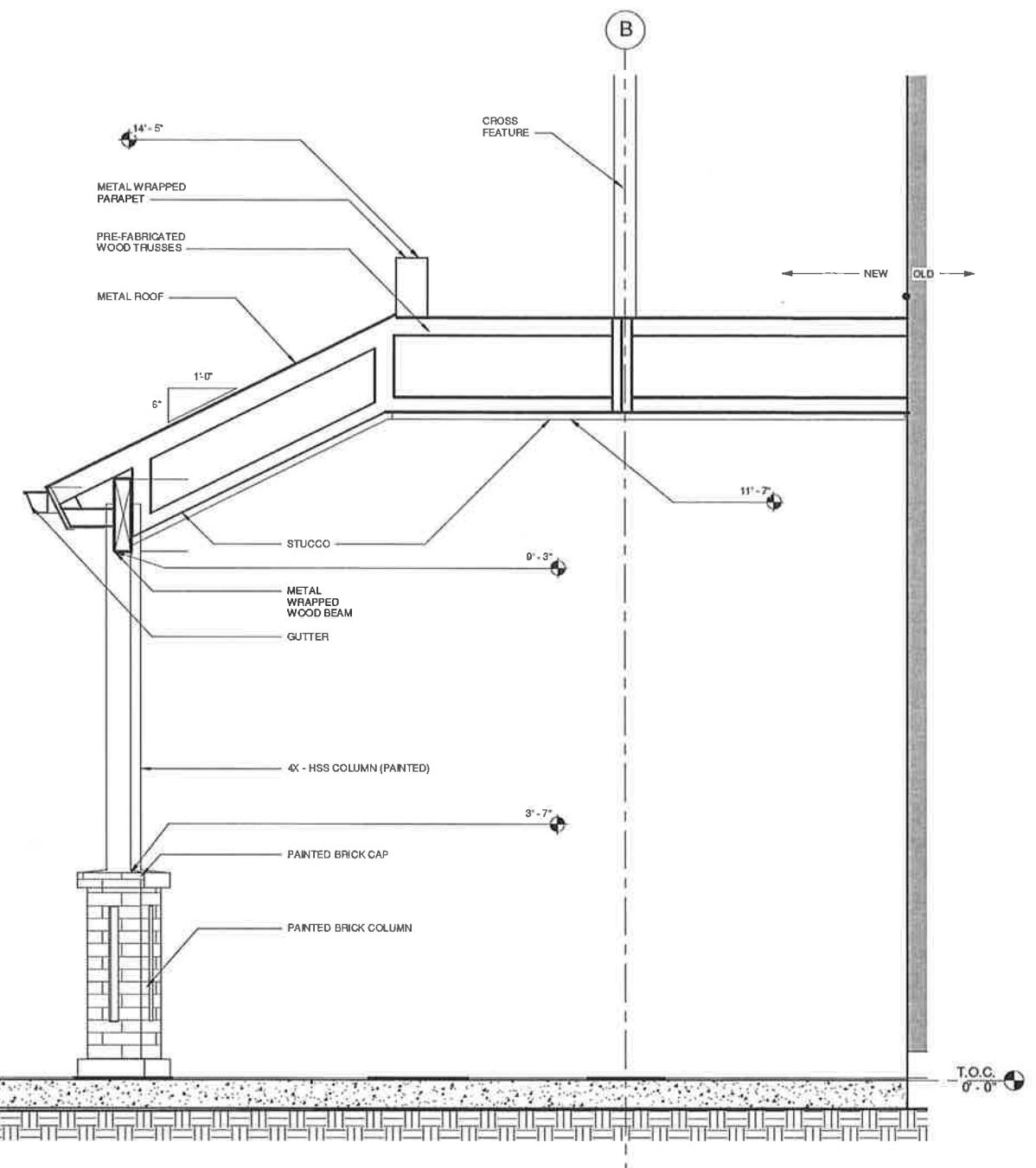
ISSUE DATE: DRAWN BY:
08.22.16 Author

visions Date

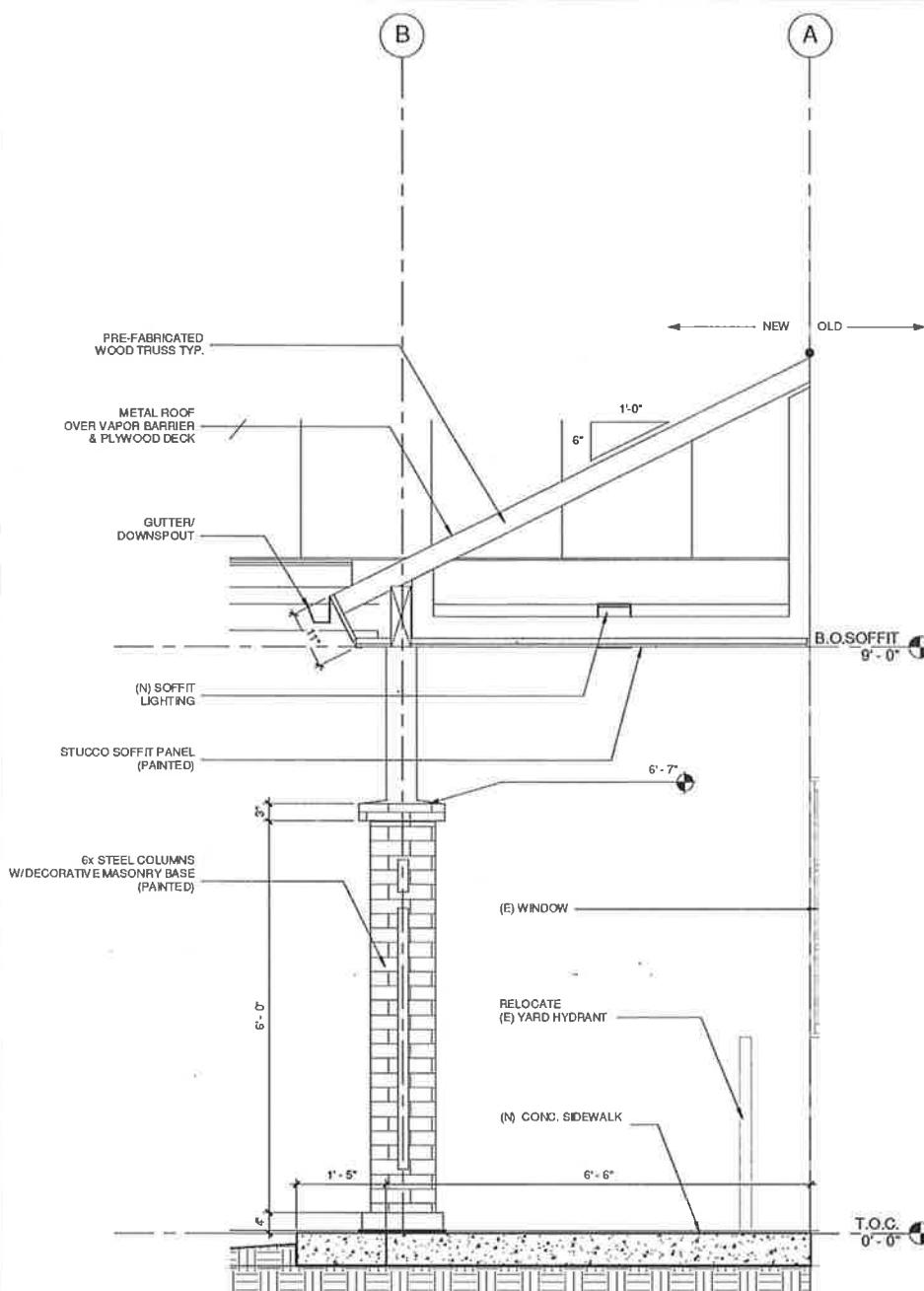
DRAWING TITLE:
SECTIONS AND
DETAILS

DRAWING NUMBER:

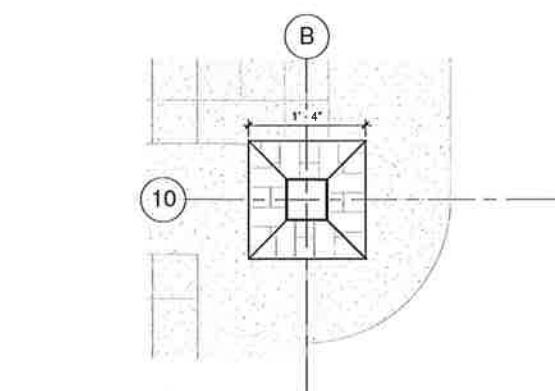
A6.1



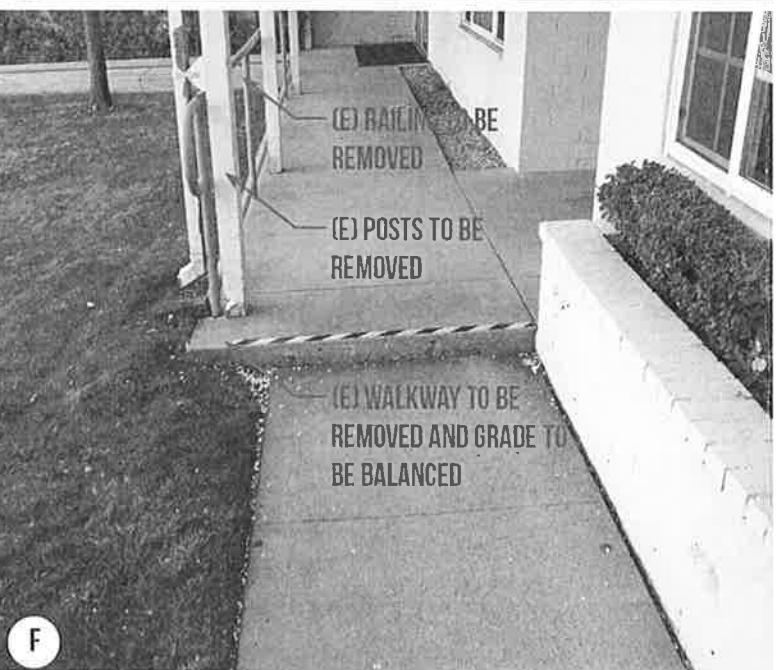
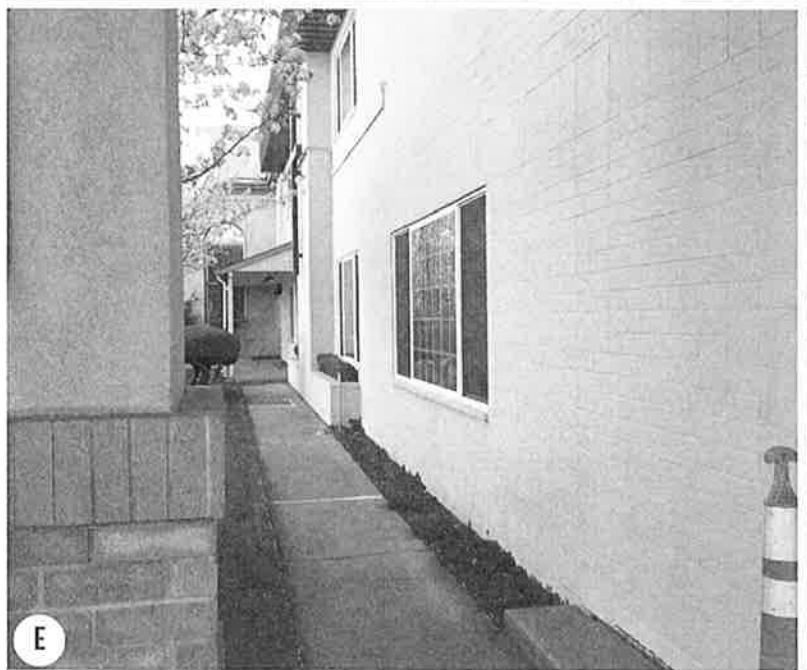
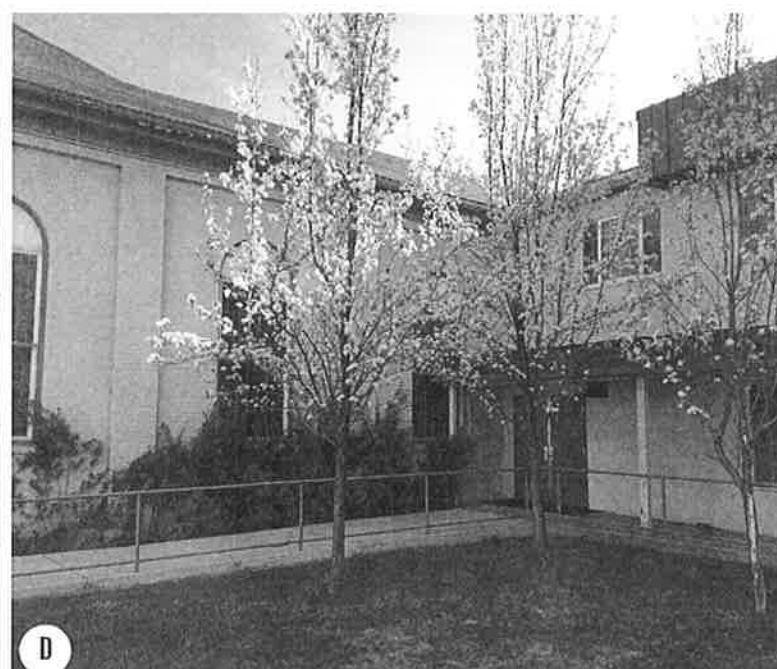
4 WALL SECTION 2



2 WALL SECTION 1



3 TYPICAL COLUMN



(D) = DEMO
(R) = REMAIN
(E) = EXISTING



