

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 9, 2017**

FILE NO: HRC-17-008

AGENDA ITEM: F-1

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from Rob McFadden (owner: Rob McFadden) for a swimming pond in the back yard of a single family residence on property zoned Single Family 6000 (SF6), located at 500 Mountain Street, APN 003-241-04.

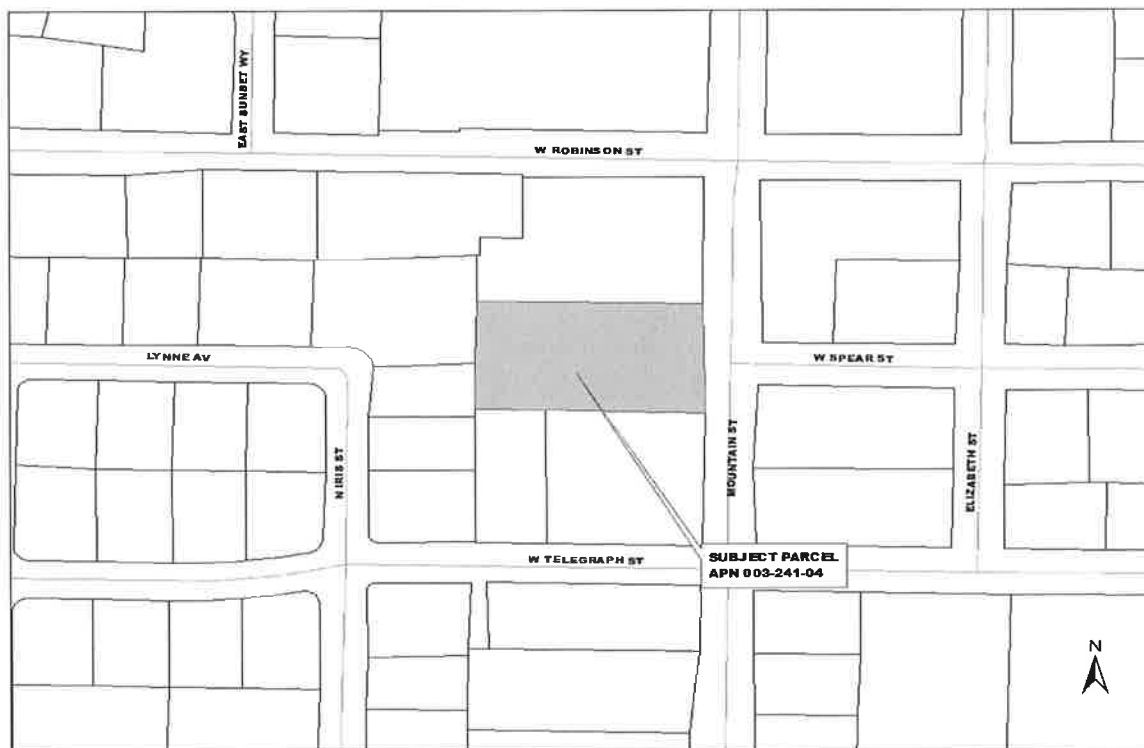
APPLICANT: Rob McFadden

OWNER: Rob McFadden

LOCATION: 500 Mountain Street

APN: 003-241-04

RECOMMENDED MOTION: "I move to approve HRC-17-008, a request from Rob McFadden (owner: Rob McFadden) to install a swimming pond with associated fencing, flatwork and a deck in the backyard of a single family residence on property zoned Single Family 6000, located at 500 Mountain Street, APN 003-241-04, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the attached development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The applicant must obtain a building permit for the proposed improvement. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code 15.05.020.
4. All work is to be completed by contractors. All contractors are required to carry State and local licenses.
5. Any repairs, replacement, and alterations must comply with the 2012 International Building and Residential Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Code, and the 2012 Northern Nevada Amendments.
6. 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.
7. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
8. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING: Single Family 6000 (SF6)

PREVIOUS REVIEWS:

- HRC-16-140 – Reroof
- HRC-12-106 - Reroof
- HRC-06-092 – Add a kitchen nook

DISCUSSION:

The subject property is improved with a single family home and outbuildings. The one

and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period.

The applicant is seeking to build a "swimming pond" with associated flatwork and a deck in the rear yard of the home. As part of the swimming pool installation, the applicant will be required to install security fencing at a height of at least 42 inches. The applicant is proposing open style fencing in the rear yard similar to the fencing that is currently installed along the north side property line.

The Secretary of the Interior's Standards #9 states that "New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment."

The Secretary of the Interior's Standards #10 states that "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Section 5.27.4 of the Carson City guidelines for new construction of Site Elements states "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."

Staff finds the proposed pool to be consistent with the Secretary of the Interior's Standards in that the proposed swimming pond will not compromise the historic features of the site, and if removed in the future, site would be unimpaired.

The proposed improvement also does not involve changing the contours of the land so as to make a flat site hilly, nor does it compromise elements in the front of the house such as the sidewalk, and driveway. Thus, staff finds it to be consistent with Section 5.27.4 of the Secretary of the Interior's Standards.

Attachments:

Carson City Resources Inventory 1980
Application (HRC-17-008)
Photograph of Fencing

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 500 North Mountain APN 3-241-02
2. Common Name: Carrington House
3. Historic Name: Dr. Ernest Krebs House
4. Present Owner: Paul and Edme Carrington
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. ~~First floor~~ facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

There appears to be some alterations at the rear, and iron balustrades have been added to the entrance stairs.

An aluminum shed is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

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

200

THREATS TO SITE:

None Known ☒ Private Development _____Zoning SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent ☒ Good _____ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 60 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1914 Estimated _____ Factual ☒ Source: C.C. Historic TourIs Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior woodwork was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.

SOURCES:

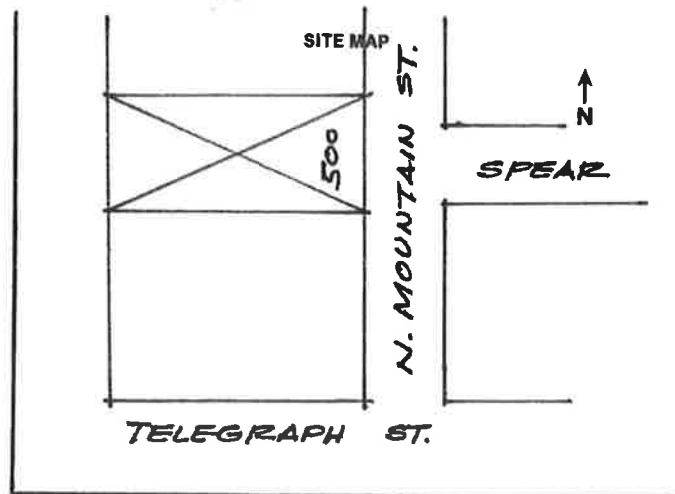
Carson City Historic Tour
Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY 1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

1. Address: 500 North Mountain 08 3-241-02
2. Common Name: Carrington House CARRINGTON, PAUL & EDME H
3. Historic Name: Dr. Ernest Krebs House 500 MOUNTAIN ST
4. Present Owner: Paul and Edme Carrington CARSON CITY NV 89703
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. First floor facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

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An aluminum shed is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

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 SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent ☒ Good _____ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 60 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

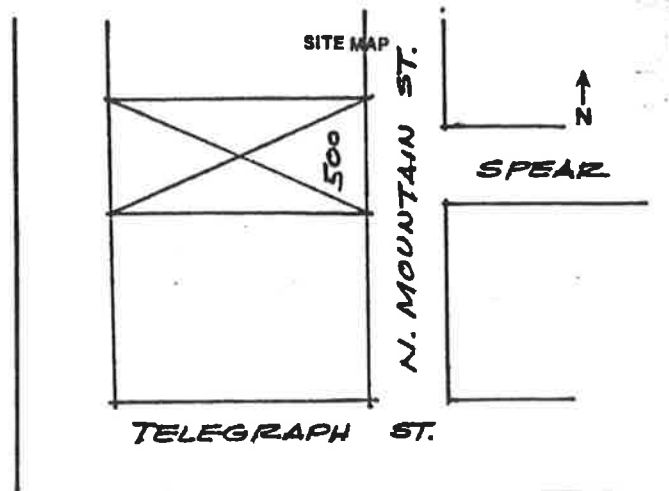
Date of Construction 1914 Estimated _____ Factual ☒ Source: C.C. Historic TourIs Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior woodwork was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.



SOURCES:

Carson City Historic Tour
Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

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

Ernest T. Krebs House

1B. Current/Common Name

Krebs-Peterson House

2. PROPERTY ADDRESS

Street Address	500 Mountain St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Ernest Krebs
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3B. Current Owner

Name	McFadden, Robert C. Jr.
Mailing Address	500 Mountain St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-241-04

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		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

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

Zone 11 260520E 4338720N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)

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	2	Number of stories
X	Porch		Balcony
	Dormer(s)	X	Chimney (flue)
	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-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-9 Unknown

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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9I. Integrity

<input checked="" type="checkbox"/>	Original site		
<input type="checkbox"/>	Altered (describe on continuation sheet)	Date altered	
<input type="checkbox"/>	Moved	Date moved	
Moved from			

9J. Condition

<input checked="" type="checkbox"/>	Good	<input type="checkbox"/>	Fair
<input type="checkbox"/>	Poor	<input type="checkbox"/>	Ruins

9K. Threats

None known.

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

unknown

10B. Builder/Contractor

Burd Lindsay (interior woodwork)

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

Late Victorian

10D. Construction Date(s)

1914	<input type="checkbox"/>	Circa
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10E. Date(s) of Significance

1914

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 Criterion D
	Other (specify)		
	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: Ernest T. Krebs House

City, County: Carson City

Section No. 9G, 11

Page No. 5

A mansard roof with concave sides is a distinguishing feature of this two-story frame house. The mansard is a Second Empire feature on the otherwise Queen Anne style house, which has a wraparound one-story porch with a second tier over its center portion. The upper tier is enclosed with decorative windows over a paneled half wall to form a sleeping porch. The lower tier has a curved south end, square columns on paneled pedestals, small sawn brackets, and square balusters. The main house has the same decorative glass in the upper sashes of some of its 1/1 windows, and both house and sleeping porch have cornices with scrolled brackets with pendant bosses and floral piercing. In the first-story front are large three-part picture windows and oval windows flank the front entry. To the rear is a two-story garage and apartment/studio addition approved for construction in the early 1990s. The wing has a side-gable roof with gabled dormers, 6/6 windows, and novelty weatherboard siding. A one-story hyphen with a roof deck attaches the addition to the house.

According to Richard Moreno, Dr. Ernest T. Krebs, who had the house built in 1914, developed an influenza cure based on traditional Washoe Indian remedies. He sold the house to Virginia and Truckee Railroad agent Edward Peterson in 1918. Peterson served two terms as state controller. The house was featured in the 1976 movie *The Shootist*, actor John Wayne's last film. A sign in front of the house titled "Nevada Celebrates Film Making" describes the movie. A photograph of the house taken in 1976 shows a decorative metal cresting on the roof, but whether this was an original feature or a temporary addition for the movie is unknown. Carson City architect John P. Copoulos appears to have deigned the rear addition made in the 1990s.

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

Sources

Moreno, Richard. *A Short History of Carson City*. Reno: University of Nevada Press, 2011.

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



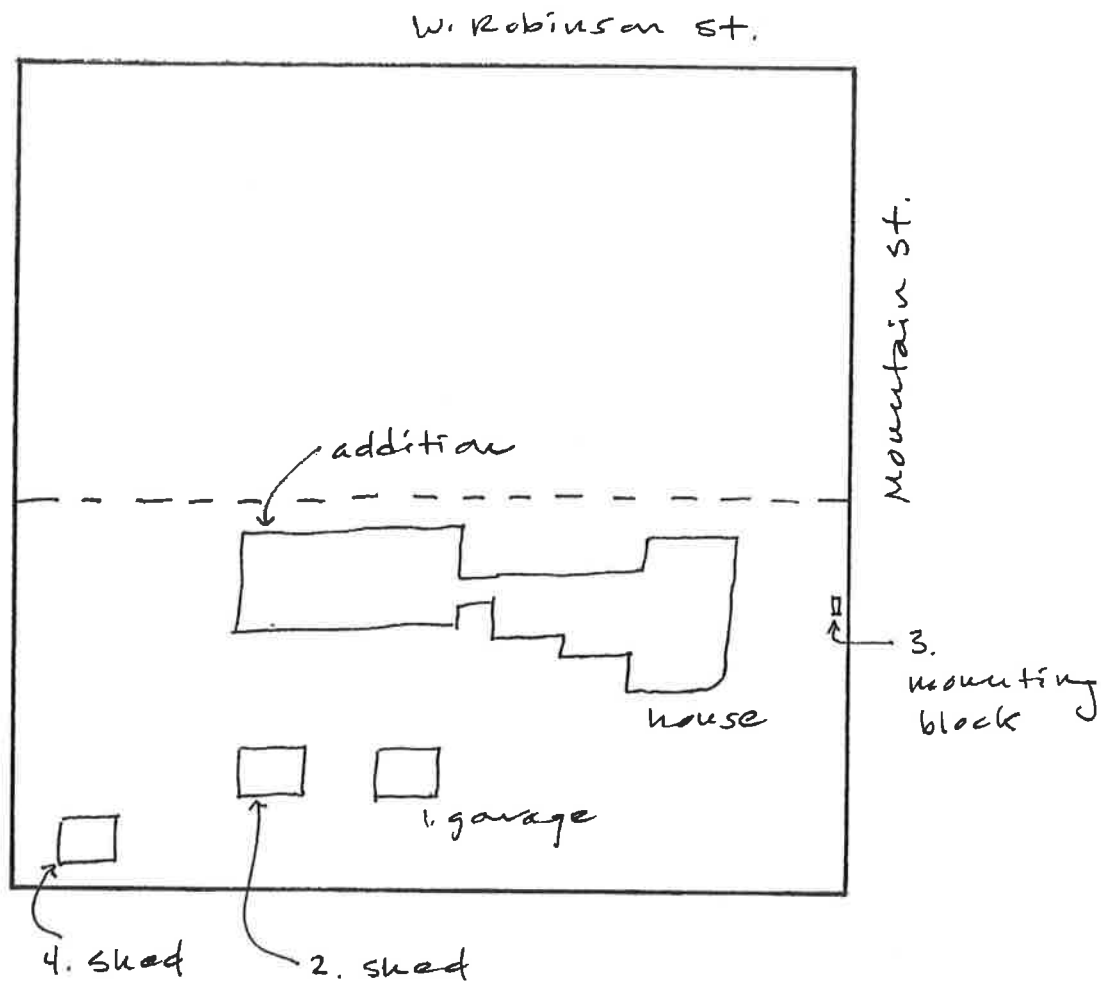
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Ernest T. Krebs House

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**

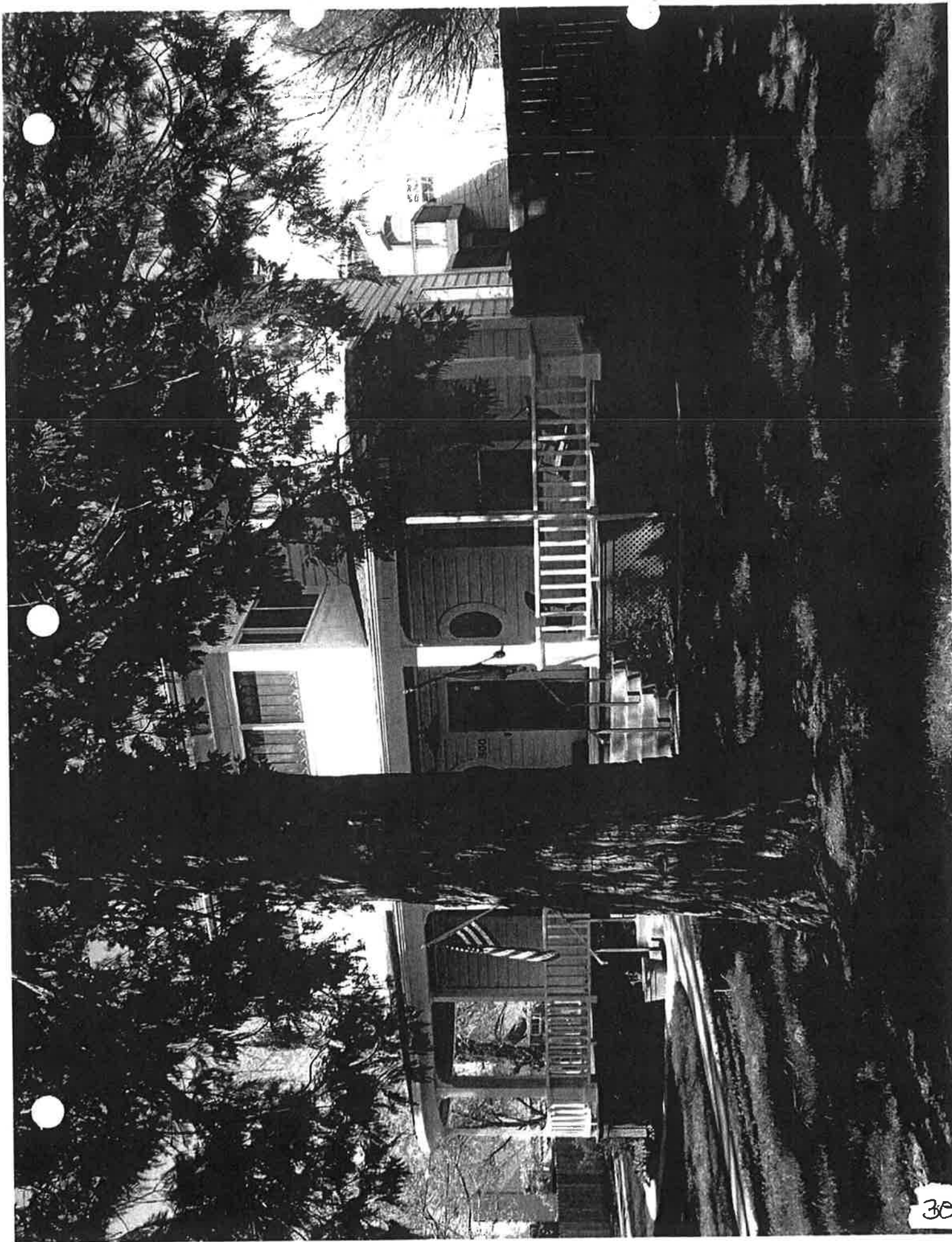
Property Name: 500 Mountain St. **City, County:** Carson City

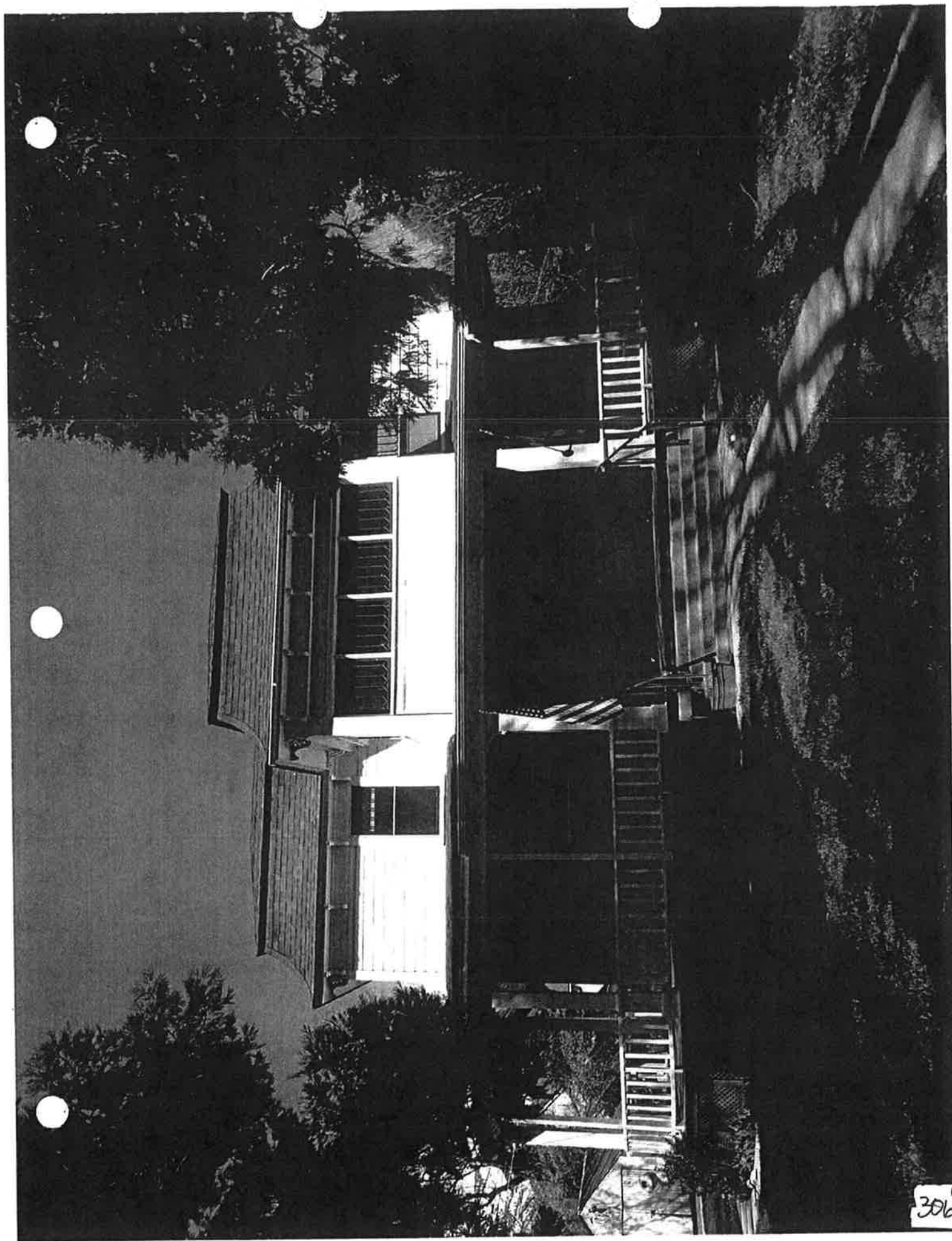
Section No. 13

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

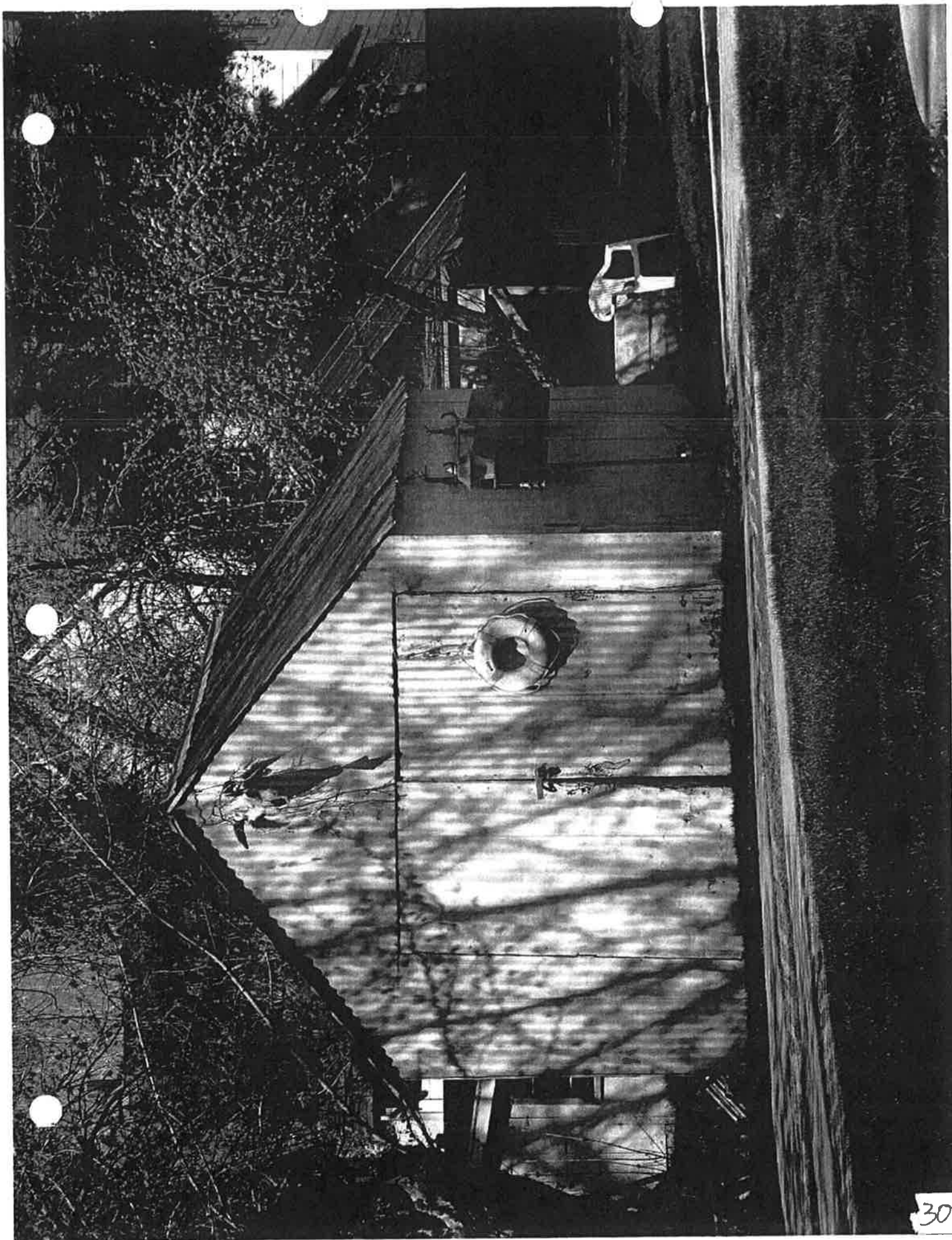
ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	4	3	Contributing	1
				Noncontributing
Number of associated features:			Contributing	
				Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Garage	Historic Use	Shed
Current Use	Garage	Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Metal (corrugated)	Materials	Wood
Construction date	Ca. 1920	Construction date	Early 20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type	Object	Property Type	Building
Historic Use	Mounting block	Historic Use	
Current Use		Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Stone	Materials	Stucco
Construction date	Late 19 th or early 20 th c.	Construction date	Late 20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	

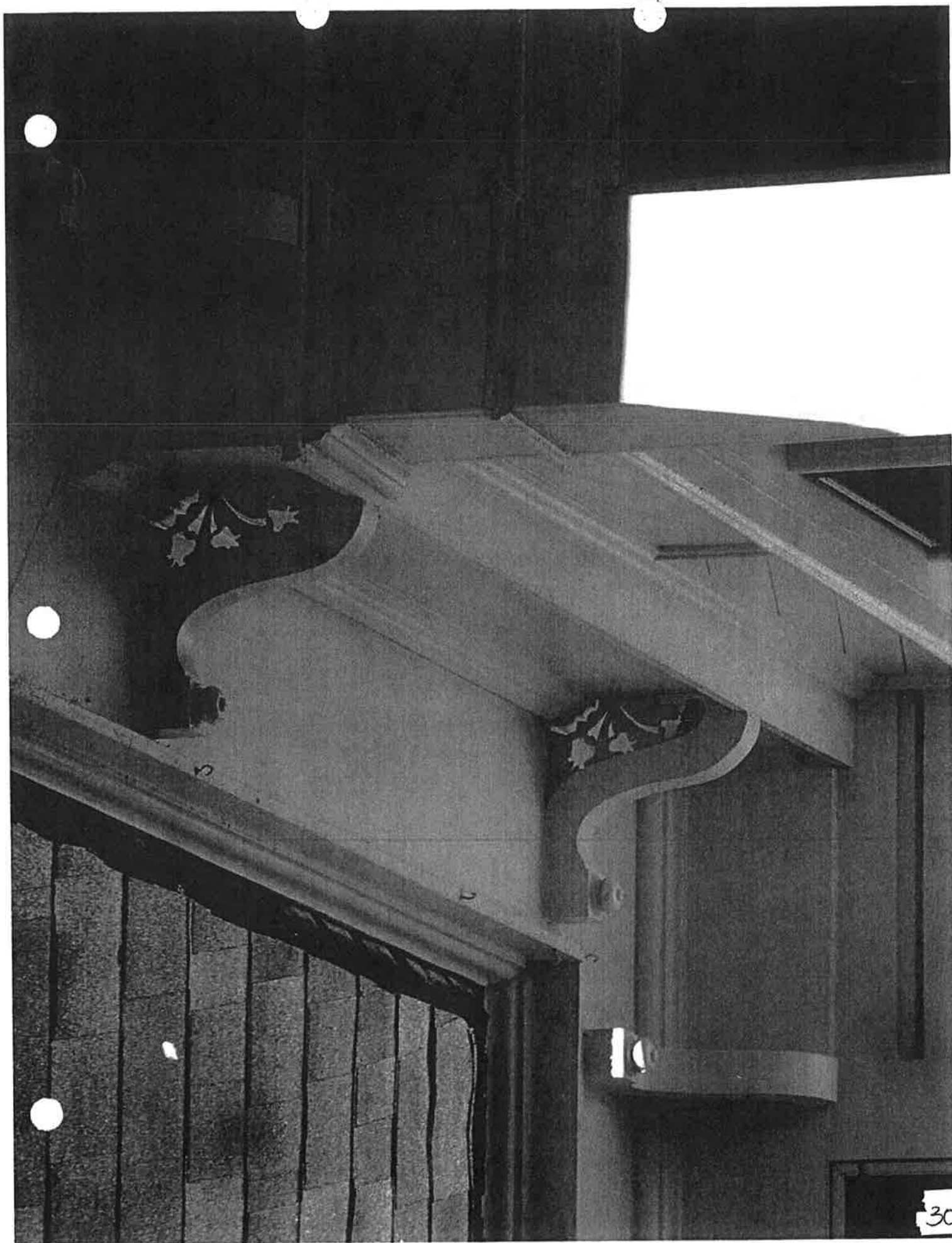


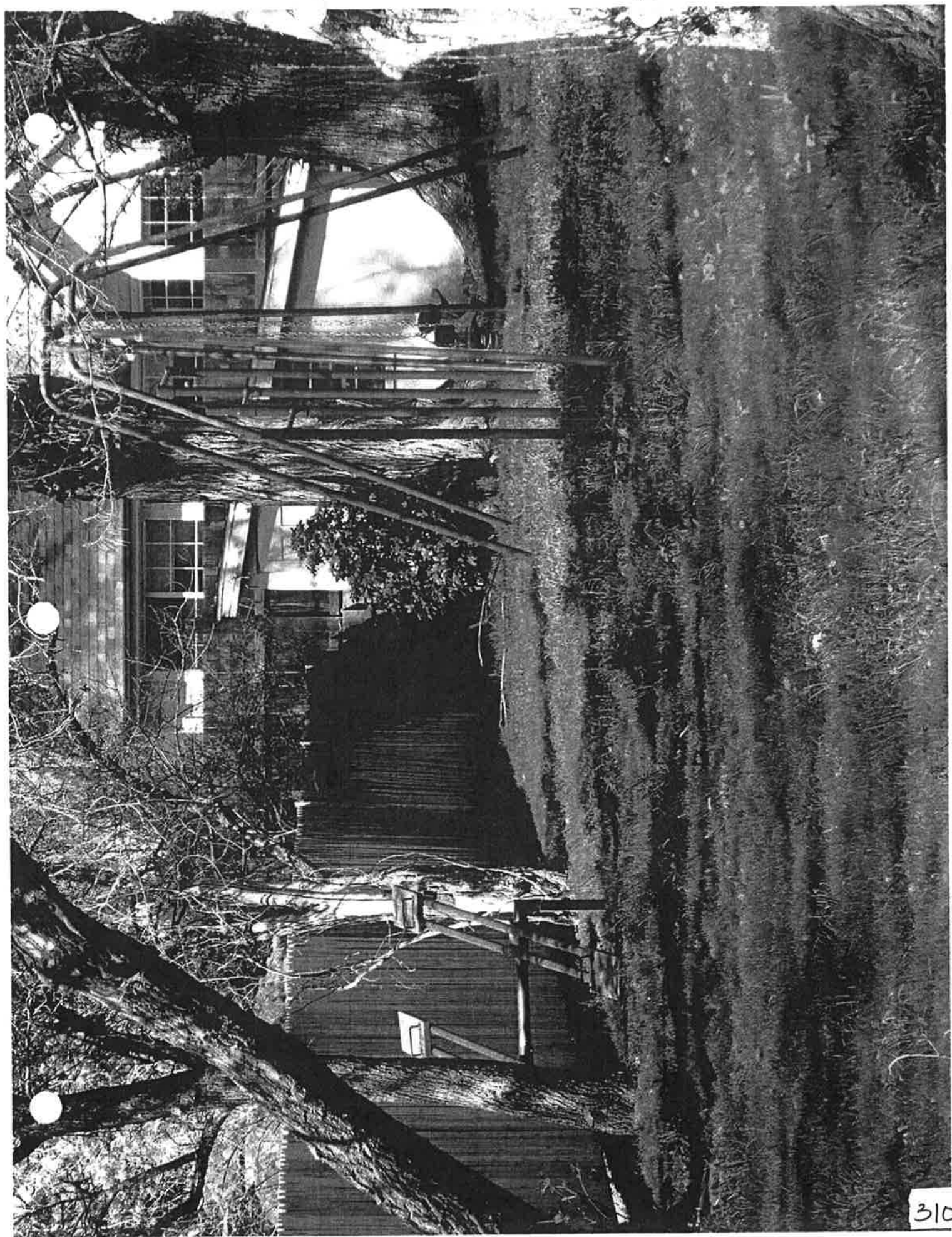


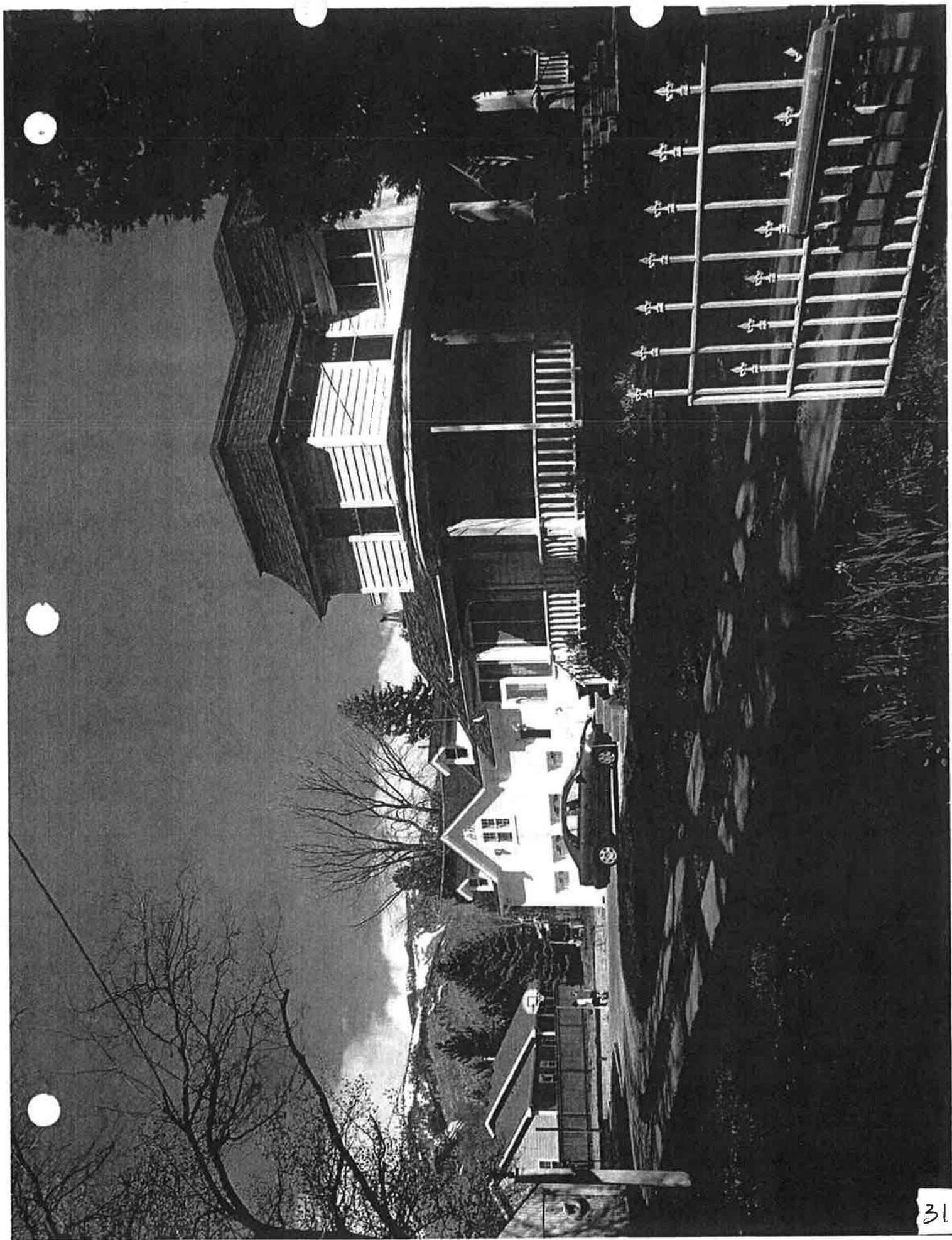
306











KIT CARSON TRAIL INVENTORY

NAME: KREBS - PETERSON HOUSE.

ADDRESS: 500 NORTH MOUNTAIN STREET.

LOCATION: .

CONSTRUCTION DATE: 1914.

ARCHITECT: NONE KNOWN.

BUILDER: NONE KNOWN .

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

Dr. Ernest T. Krebs, Sr., was a physician and surgeon who came to Carson City from Tonopah around 1906. Before building his home on Mountain Street in 1914, Dr. Krebs leased the fine Kitzmeyer home on Telegraph Street. He made his rounds with a horse and buggy and he was known as a "free thinker with a fighting spirit."

During World War I a terrible flu epidemic hit this area and much of the United States. Dr. Krebs achieved international fame in halting the influenza epidemic in the vicinity of Carson City through the use of the sacred herbs of a local Native-American tribe. He had discovered that the herbs gave immunity to colds and infections.

Although the flu epidemic of 1918 took the lives of over ten million Americans, Dr. Krebs was able to save almost all of the hundreds of patients who came under his care. He was both a graduate pharmacist and an accredited physician practicing in Nevada and had observed that the Washoe Indians of the area displayed few symptoms of the white man's respiratory diseases. Dr. Krebs learned that their native remedy for such ailments was called "Dortan Water," a decoction of the root of a wild parsley-like plant. The plant is known botanically as "Leptotaenia Dispecta."

Dr. Krebs experimented with this herb, devised more efficient methods of extracting the active ingredients and discovered amazing antiseptic and healing properties. He used extract to save the lives of his patients during the flu epidemic of 1918.

At one time a fire occurred in the Krebs house. Someone had advised Dr. Krebs that the best way to clean the chimney was to build a fire in the fireplace and then pour kerosene down the chimney. The house was damaged more by the water hoses fighting the fire than by the fire itself.

Edward C. and Julia Peterson bought the home in 1918 and lived there for the rest of their lives. Edward Charles Peterson was born in Carson City on April 29th, 1874, the son of John and Hilda Peterson. He was educated in the public schools of Carson City.

He married Julia Schultz of Carson City on July 6, 1902; a daughter, Edna Hilda, was born to the couple. He worked for the V&T Railroad for twenty-seven years before retiring. He also served as Nevada's state controller¹ for two terms from 1927 through 1931 and 1931 through 1935.

Edna Carrington, their only child, and her husband, Paul moved into the house upon his retirement in 1970. Paul and Edna Carrington met in Sacramento where she attended business college. They were married in the front parlor on November 29, 1928.

Edna Carrington first moved into the house when she was ten years old. "I have wonderful memories of growing up in this house," she said. "It was always open to my friends. Mother would make cakes and cookies for us. Dad played the clarinet and we had musicales where everyone would sing and play."

The Victorian two-story home has oval stained glass windows on either side of the front door. A wide veranda extends across the front. The beautiful wainscoting throughout the front and back parlor and the front entry are of red oak. Burd Lindsey, a well-known Carson City resident, was the finish carpenter on the house, he crafted the red oak stairway. Each of the three bedrooms has its own wash basin. The bathroom has a unique round water closet. The fireplace in the back parlor is composed of field stone from the ranch of Charles Schulz, Edna Carrington's grandfather; the ranch is now the site of the prison farm.

The Krebs-Peterson home was chosen to be the boardinghouse for John Wayne in his last days as a dying gunfighter in "The Shootist." The filming began in January, 1976, and lasted a little less than a month. The front parlor was the only room used during the filming. In the final moments of the film Lauren Bacall stood at the window and watched Wayne walk down the steps to catch the trolley on his way to the shoot-out. The exterior of the house was used extensively during the filming.

SOURCES OF INFORMATION:

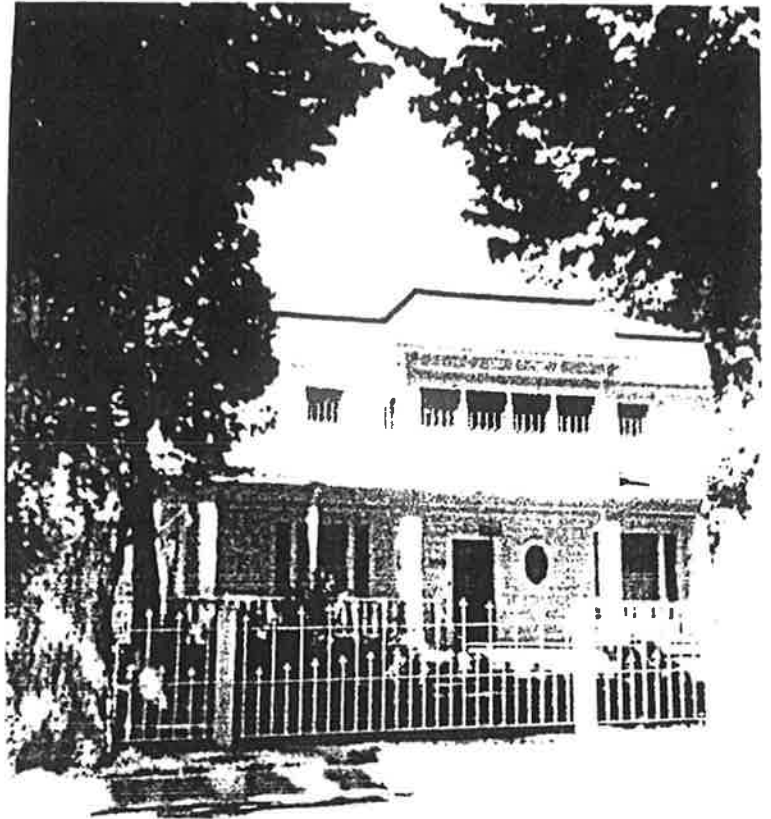
Nevada Appeal, Apple Tree, Sunday, February 3, 1980.

Nevada Appeal, November 14, 1978.

Frankie Sue Del Papa, Political History of Nevada, (Ninth Edition). (Carson City, Nevada: SPO, 1990.)

¹. Edward C. Peterson ran on the Republican ticket in 1926 and beat the incumbent, Democrat George A. Cole, by a narrow margin - 14,713 to 14,235. Peterson ran again in 1930, easily beating Democrat John Robb Clark, 19,880 to 12,645.

ILLUSTRATIONS - KREBS - PETERSON HOUSE



Looking west.

1993.



Looking west.

19.3

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

FOR OFFICE USE ONLY:

FILE # HRC - ~~16~~ - 17-008

HISTORIC RESOURCES COMMISSION

APPLICANT

PHONE #

Rob McFadden

7757507608

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP

500 Mountain St, Carson City, NV, 89703

SUBMITTAL PACKET

EMAIL ADDRESS

Rob@nrbrown.com

- ☐ 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

PROPERTY OWNER

PHONE #

Rob McFadden

7758827777

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP

Same

EMAIL ADDRESS

Same

Submittal Deadline: See attached HRC application submittal schedule.

APPLICANT AGENT/REPRESENTATIVE

PHONE #

n/a

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003-241-04

Street Address

500 Mountain Street

ZIP Code

89703

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Robinson, Telegraph

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.

Installation of a swimming pond in the back yard of the property in the portion furthest West along the property line. Landscaping to match a pond setting.

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:

Recreation

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ 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.

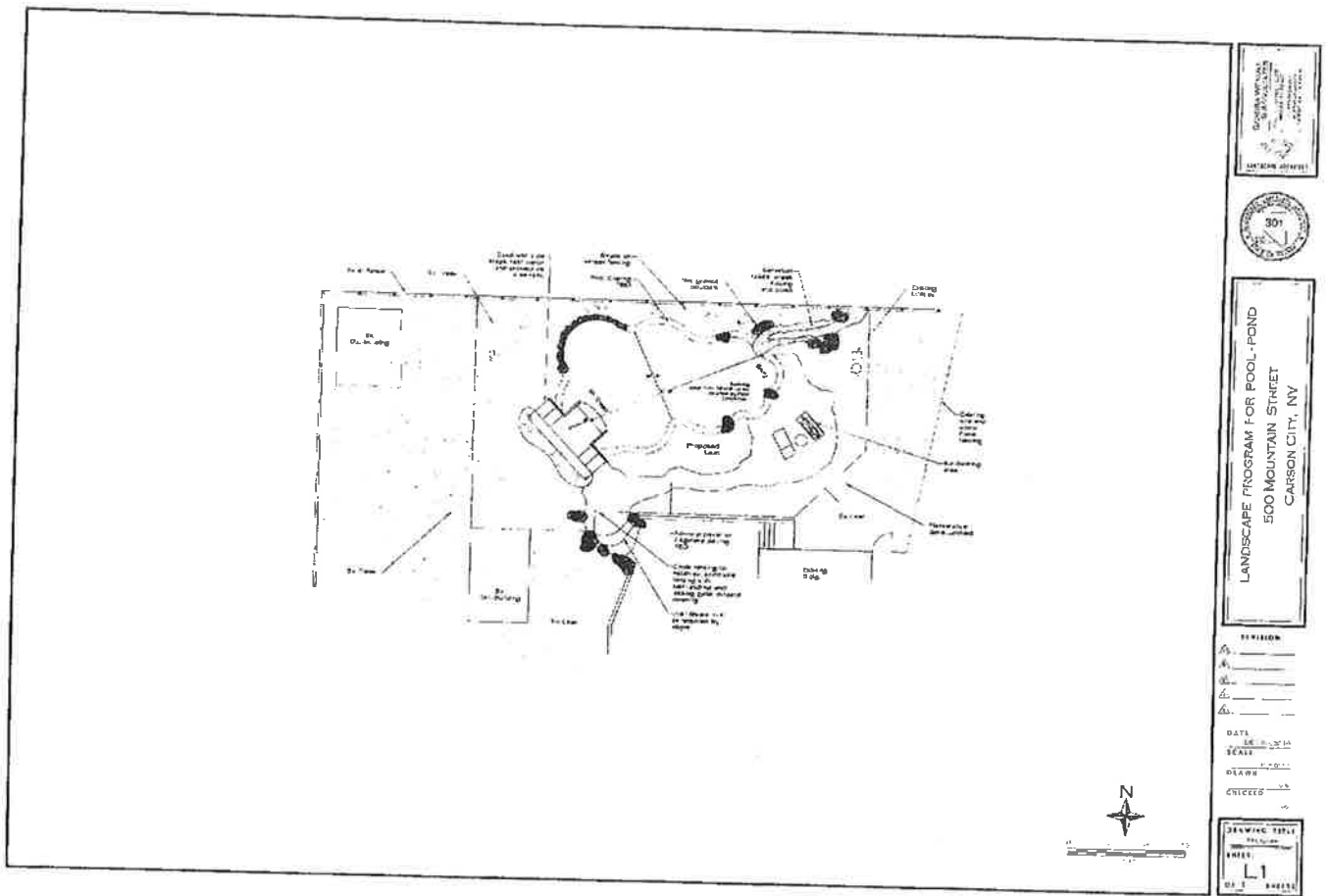
Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject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

Owner's Signature

Applicant's/Agent's Signature

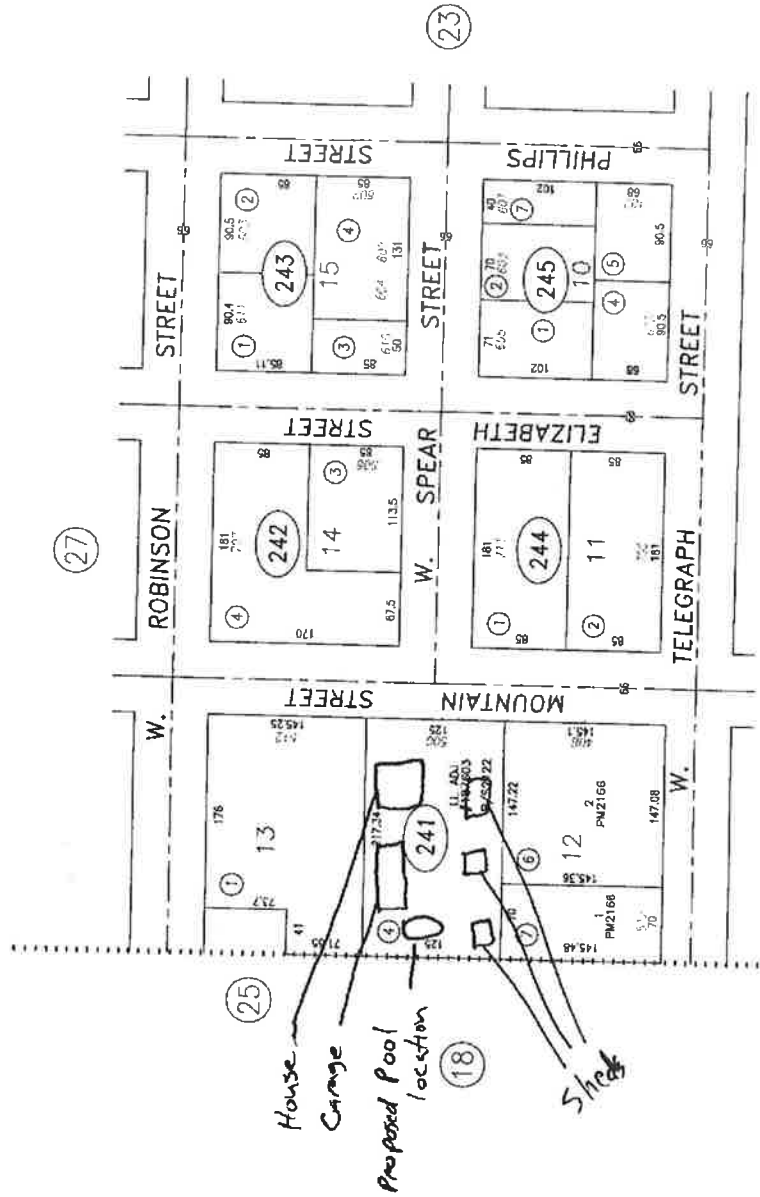
Owner's Printed Name

Applicant's/Agent's Printed Name



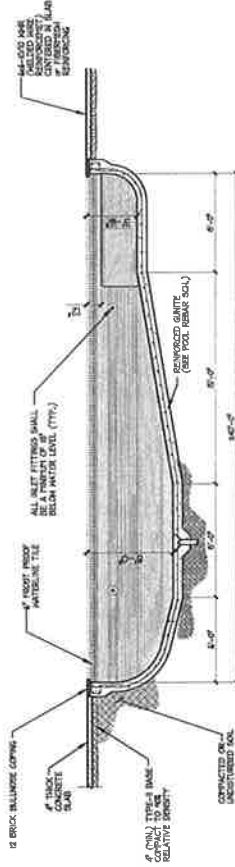
PORTION SE1/4 NE1/4 SECTION 18
T.15 N., R.20 E., M.D.B. & M.

3-24



NOTE: SOME PARCELS INDICATED HEREON MAY NOT EXIST OR MAY BE DIFFERENT IN SIZE OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. THIS MAP IS PREPARED FOR THE CITY OF CARSON CITY, NEVADA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ONLY THE SURVEYOR'S NAME AND ADDRESS ARE TO BE ASSIGNED AS TO THE SURVEYOR'S ADDRESS. THE CITY OF CARSON CITY, NEVADA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAPS AND DOES NOT MAKE THEM FOR ANY OTHER PURPOSE. WWW.CARSON-CITY.NV.US

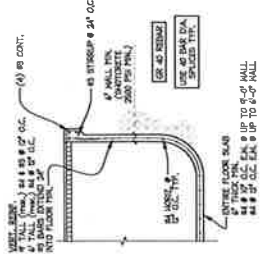
PHILLIPS ADDITION



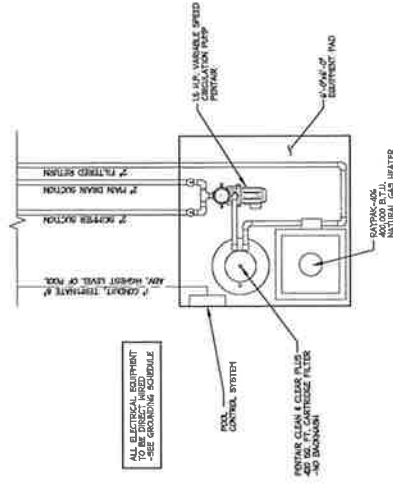
POOL SECTION
 SCALE: 1/4"=1'-0"

ITEM	DATA
WATER DIMENSIONS (INS.)	150'-0" x 40'-0"
WATER DEPTH (INS.)	3'-0" TO 6'-0"
WATER DEPTH (FT.)	3'-0" TO 6'-0"
WATER PERIMETER (L.F.)	1,000'-0"
WATER VOLUME (GALLONS)	2,600 GAL.
TURNOVER RATE (GPM / 4-6000)	75 GPM / 4-6000
WATER PUMP (HP)	1.5 HP
FILTER MEDIA TYPE/QUANTITY	SAND 7.1
SHELL MATERIAL	STRUCTURAL CONCRETE PER ENGINEERING SPECIFICATIONS
SHELL FINISH	WHITE POLYMER PLASTER PER ENGINEERING SPECIFICATIONS
SHELL WATERPROOFING METHOD	WHITE POLYMER PLASTER PER ENGINEERING SPECIFICATIONS

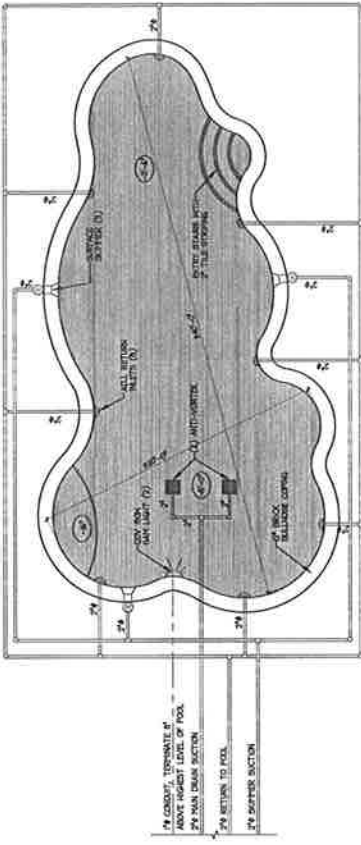
- GENERAL NOTES:**
- 1.) POOL TO HAVE AUTOMATIC SAFETY COVER BARRIER AS NEEDED, DICTATED BY CODE.
 - 2.) CONCRETE DECK TO SLAPE 2% AWAY FROM POOL AND HOUSE AND DRAIN TO EXISTING DRAINAGE SYSTEM.
 - 3.) ALL ELECTRICAL EQUIPMENT TO BE DIRECT NERD.
 - 4.) SEE ATTACHED BIDDING SCHEDULE - ALL SHALL COMPLY W/EC ARTICLE 680.
 - 5.) ALL WORK TO BE SCHEDULE 40 PFC AND CORRECT TO THE U.P.C. AND LOCAL CODES.



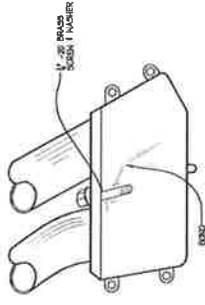
POOL REBAR SCHEDULE
 SCALE: 1/4"=1'-0"



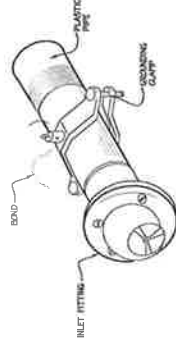
EQUIPMENT ROOM
 SCALE: 1/4"=1'-0"



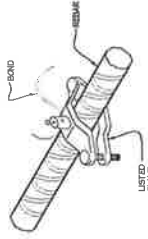
POOL PLAN VIEW
 SCALE: 1/4"=1'-0"



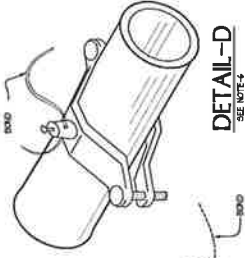
DETAIL-F



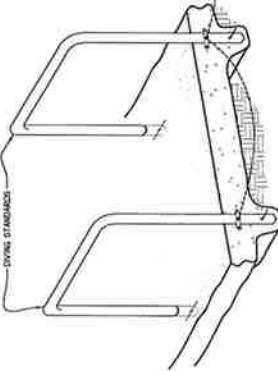
DETAIL-G
(METALLIC PIPES ONLY)



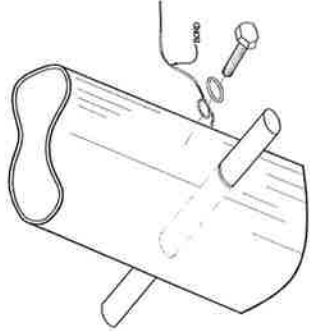
DETAIL-E



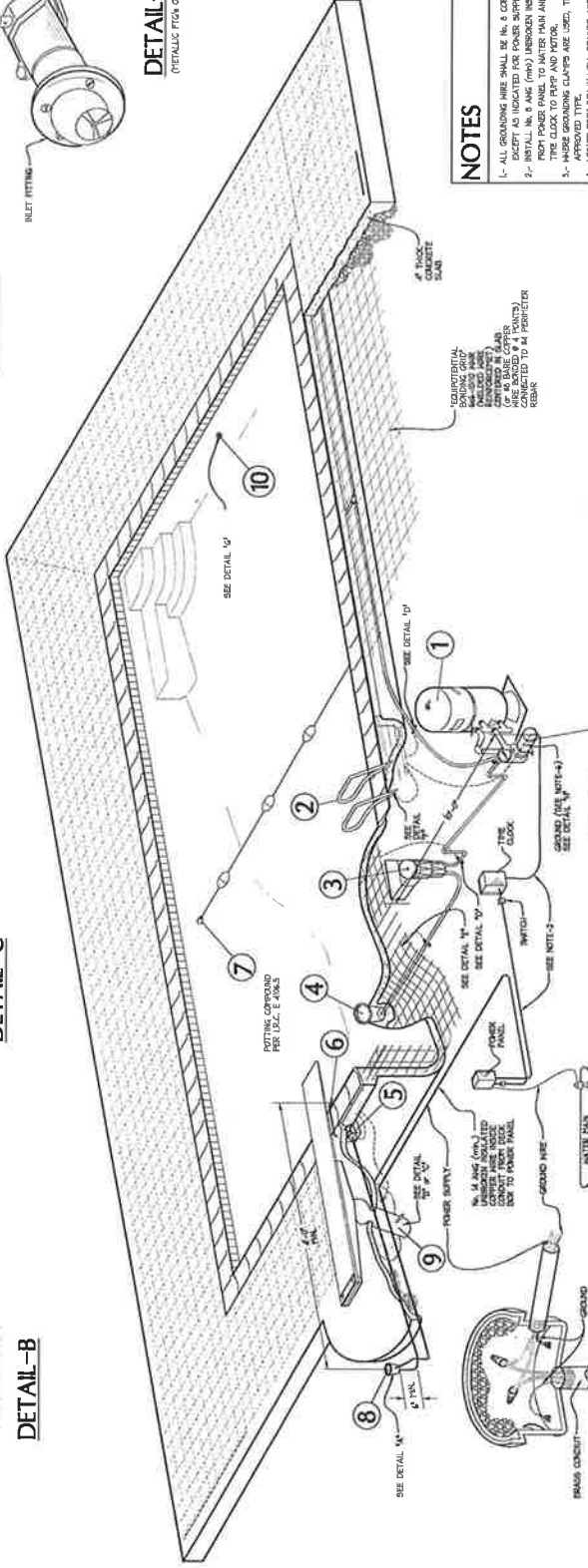
DETAIL-D
SEE NOTE 4



DETAIL-C



DETAIL-B



NOTES

- 1- ALL GROUNDING WIRE SHALL BE NO. 8 COPPER GROUNDING CABLE, EXCEPT AS INDICATED FOR POWER SUPPLY CIRCUITS.
- 2- ALL ELECTRICAL FITTINGS SHALL BE LISTED AND APPROVED FOR USE BY THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.S.B.) AND THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.S.B.) LISTED TO THE LIST OF APPROVED ELECTRICAL EQUIPMENT.
- 3- ALL ELECTRICAL FITTINGS SHALL BE LISTED AND APPROVED FOR USE BY THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.S.B.) AND THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.S.B.) LISTED TO THE LIST OF APPROVED ELECTRICAL EQUIPMENT.
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1. FILTER UNIT WITH PUMP AND MOTOR.
2. SET OF GRAB BARS OR LADDER.
3. 1/2" SURFACE SUPPORT (PLASTIC).
4. HANDRAIL SHIP AND GATE (PLASTIC).
5. UNDERWATER LIGHT AND NOISE.
6. FILL LINE.
7. GIP TYPE WALL ANCHORS (PLASTIC).
8. JUNCTION BOX (PLASTIC).
9. DOWEL STAND WITH BOND.
10. ADJUSTABLE INLET FITTING.

DETAIL-H

DETAIL-A

SCHEMATIC PLAN (BONDING SCHEDULE)

SCALE: N.T.S.

discipline, and the other is the

2 Light Detail

[illegible]

1 Skimmer Detail

