

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
JUNE 8 2017**

**FILE NO: HRC-17-062**

**AGENDA ITEM: F-2**

**STAFF AUTHOR:** Hope Sullivan, AICP, Planning Manager

**REQUEST:** Approval of a request from David and Dawn Moores (owner: Peter M. Dickinson) for a corrugated patchwork metal roof, dry stack rock planters, placement of rock on the garage, and new garage doors on property zoned Residential Office (RO), located at 211 – 213 South Nevada Street, APN 003-114-07 and -08.

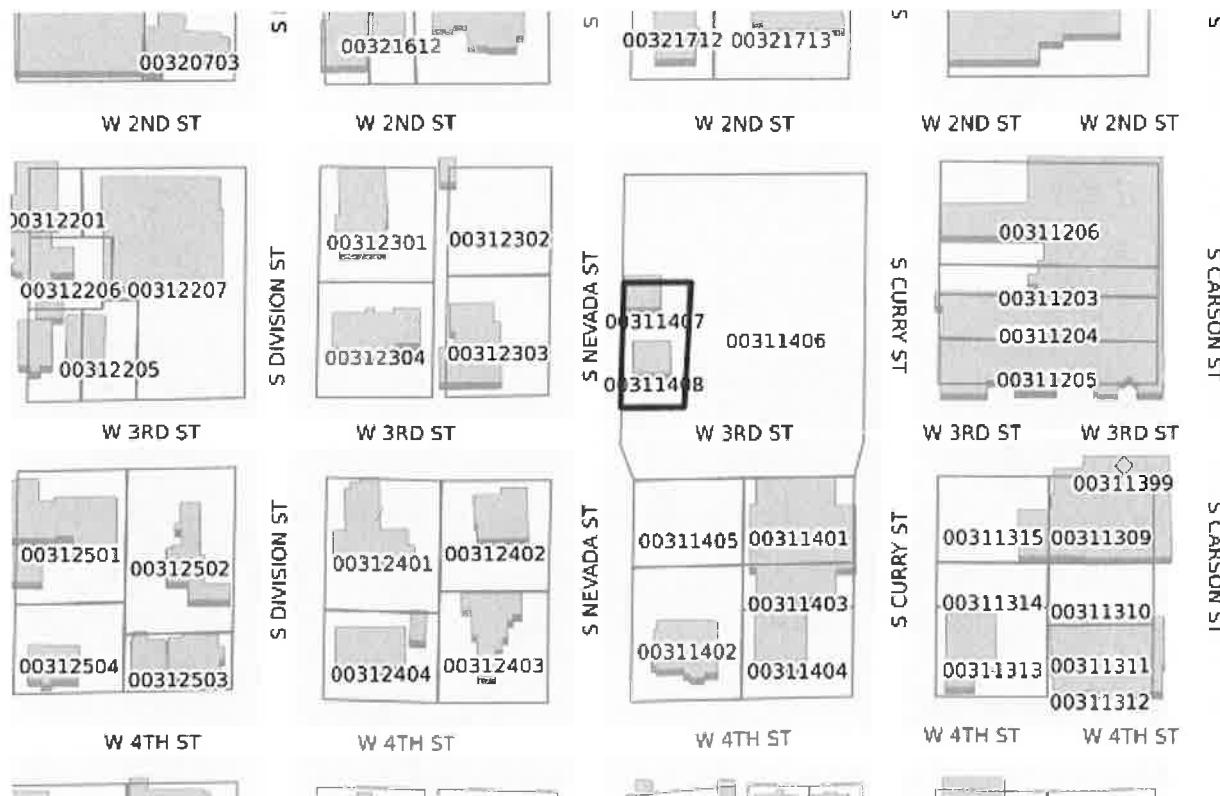
**APPLICANT:** David and Dawn Moores

**OWNER:** Peter M. Dickinson

**LOCATION:** 211 – 213 South Nevada Street

**APN:** 003-114-07, and -08

**RECOMMENDED MOTION:** "I move to approve HRC-17-062, a request from David and Dawn Moores (owner: Peter M. Dickinson) to install a patchwork corrugated metal roof, dry stack rock planters, placement of rock on the garage, and new garage doors on property zoned Residential Office (RO), located at 211 – 213 South Nevada Street, APN 003-114-07 and -08, 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. The rock planters shall not exceed a height of two feet.
5. 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.
6. 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.
7. 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:** Downtown Mixed Use

**ZONING:** Residential Office

**PREVIOUS REVIEWS:** None

**DISCUSSION:**

The subject property is comprised of two lots – one is 1,376 square feet and the other is 2,365 square feet. One property is improved with a garage, and the other is improved with a building constructed as a home, but most recently utilized as an office.

The garage was constructed in 1947 and the home was built in 1952. According to the 2009 Carson City Mid-Century Survey information, the garage has no known significant association with pattern of local history / persons, the building design is not architecturally significant, and the building does not appear to be a particularly good example of vernacular design. For the office building, the survey states there is no known significant association with patterns of local history / person, and the building design is lacking in architectural integrity.

The applicant is seeking to:

- Install new roofs on both buildings. The roofing is proposed to be corrugated metal with a patchwork pattern similar to that found at Reds 395.
- Replace the garage doors with a conventional garage door.
- Install dry stack rock planters at a height of 3 – 4 feet.
- Place rock on the garage.

As the subject properties are in the Historic District, review by the Historic Resource Commission is required.

The Secretary of the Interior's Standards for Rehabilitation #2 states:

*"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, or spatial relationships that characterize a property will be avoided."*

As neither building has distinctive materials that warrant preservation, staff finds that the change of roofing material and garage doors would be consistent with the Secretary of the Interior's Standards. Additionally, the site is currently surrounding by a parking lot. Staff believes the spatial relationship between the two buildings and between the buildings and the street will remain, but no other spatial relationships remain.

The Historic District Guidelines address Roofs, Masonry Elements, and Doors. Applicable parts of the guidelines are as follows.

#### **5.14 Guidelines for Roofs**

*The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.*

##### **5.14.1 Guidelines for Historic Buildings**

*Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. Other roof features such as chimneys, dormers and/or decorative elements are to be retained. New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the street and in such a manner that no damage is done to any character defining features of the building. (Secretary of the Interior's Standards for Rehabilitation*

(Standard Number: 2, 6)

The applicant does not propose to modify the shape of the roofs, or any of the features such as the chimney. Both buildings currently have composite shingle roofing. As corrugated metal roofs have been found in the district, staff finds that the proposed material is consistent with the design guidelines.

## **5.18 Guidelines for Masonry Elements**

*Masonry elements found in the Historic District include brick or cut stone foundations, porches and/or basements, and entire stone or brick buildings. Some masonry retaining walls and/or fences are also found. Masonry as an architectural design element generally produces a powerful visual image and imparts a sense of permanence and strength. Careful consideration, therefore, needs to be given all designs which incorporate masonry elements.*

### **5.18.1 Guidelines for Historic Buildings**

*The original masonry material shall be retained and repaired when at all possible. When replacement is necessary the new material shall match the original in size, design, composition and texture. Often repointing the original masonry elements is all that is necessary. When repointing, it is imperative to determine the composition of the original mortar. Repointing historic masonry with a contemporary mortar mix containing Portland cement can cause severe damage to the building. Repointing should be accomplished with a mortar that matches the original in color, composition and strength. (Standard Number: 6, 2)*

*NOTE: When contemplating work on the exterior of a historic building, cleaning the existing material should be the first step to determine its condition and a course of action. Cleaning shall be by the gentlest means possible. Sandblasting and other cleaning methods which cause damage to original historic materials shall not be undertaken. (Secretary of Interior Standard Number: 7)*

### **5.18.2 Guidelines for New Construction**

*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 is proposing to install rock planters at a height of 3 to 4 feet on the subject property, as well as place rock on the garaged.

As noted, stone can be a powerful visual image. Given the size of this site and the size of the subject buildings, staff finds the placement of rock planters at a height of 3 to 4 feet will become the visual statement on the site. Staff would recommend that the planter

height be limited to 2 feet so as to allow for an attractive aesthetic without overwhelming the property.

In terms of the placement of stone onto the garage, given the garage is not a contributing building, and that stone is found on some buildings in the district, staff finds the request to be consistent with the guidelines.

## **5.17 Guidelines for Doors**

*Doors are an important design element of any building. Their location and style contributes to the overall character and frequently act to define the style of the building. Typically even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a building. They are generally constructed of high quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.*

### **5.17.1 Guidelines for Historic Doors**

*Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (Standard Number: 2, 3, 5, 6)*

### **5.17.2 Guidelines of New Doors in Historic Buildings**

*The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (Standard Number: 2, 3, 5, 6, 9, 10)*

### **5.17.3 Guidelines for Doors in New Construction**

*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 existing doors are not a contributing feature to the district. There will not be a modification to the openings in the building. Rather a more highly functioning door will be installed. Staff finds the proposed garage doors will be consistent with the guidelines.

**Attachments:**

Photograph of the Site  
Carson City Mid-Century Survey Information  
HRC-17-062 Application



**NEVADA STATE HISTORIC PRESERVATION OFFICE**  
**HISTORIC RESOURCES INVENTORY FORM**

**For Office Use Only**

YR Built \_\_\_\_\_  
NR Eligible? Y / N  
District? Y / N

**1. PROPERTY NAME**

**1A. Historic Name**

None

**1B. Current/Common Name**

211 S Nevada St

**2. PROPERTY ADDRESS**

Street Address	211 S Nevada St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name Unknown

**3B. Current Owner**

Name	Peter M Dickenson
Mailing Address	213 S Nevada St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-114-07

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

	Residential - SF		Commercial		Religious
	Educational		Governmental		Industrial
X	Other (please specify): Garage				

**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**

.030 acres (Assessor)		Estimated
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**9. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260798 m E 4338502 m N (WGS84)
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**8B. Township/Range/Section/Map**

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ <i>Carson City, NV</i> (1994) USGS 7.5' Quadrangle
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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 Appendix A)**

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Asphalt Shingle	SS-2 Concrete block
9E. Building Structural System	9F. Foundation Structural System
SS-2 Concrete block	F-2 Concrete

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

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

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

**9J. Condition**

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

**9K. Threats**

Possible infill housing development; commercial conversion

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

Unknown

**10B. Builder/Contractor**

Unknown

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

Vernacular

**10D. Construction Date(s)**

1947 (Assessor)

Circa

**10E. Date(s) of Significance**

1947

**10F. Historic Resource Theme (See Appendix C)**

Townscape Development and City Planning

**10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed				
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
<input checked="" type="checkbox"/>	Not Eligible for the National Register					
	Unevaluated					

**10H. Justification**

No known significant association with patterns of local history/persons; building design is not architecturally significant, nor does it appear to be a particularly good example of vernacular design.

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

**13. ATTACHED DOCUMENTATION**

<input checked="" type="checkbox"/>	Continuation sheets
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form
	Historic District Addendum (if applicable)

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

**Property Name:** 211 S Nevada St

**City, County:** Carson City/County

**SECTION NO. 9G**

**PAGE NO. 5**

The building at 211 S. Nevada Street is a one-story garage with a rectangular footprint. It is a gable front building with narrow eaves with exposed rafter ends. The garage is located toward the front of its lot and faces west onto S. Nevada Street. It is a concrete block building with a concrete slab foundation and an asphalt shingle roof. It is a vernacular building, constructed in 1947 (*Assessor data*).

On the west façade of this building are two overhead garage doors, one metal and one wood. There is a flush pedestrian door on the south façade. To its right is a double casement window with three lights each, with wood frames. This is typical of windows throughout the building. The building is in good condition and has good integrity.

There is no landscaping. The rear yard is enclosed with a cyclone fence, which also encloses the building (on a separate parcel) to the south.

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

**Property Name:** 211 S Nevada St

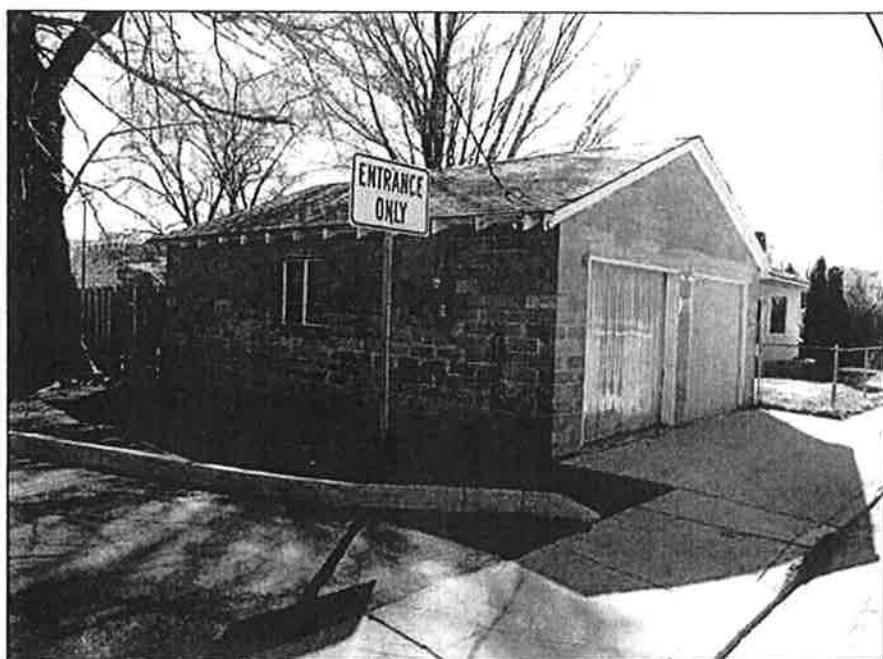
**City, County:** Carson City/County

**SECTION NO.** Photographs

**PAGE NO.** 6



Side (south) façade



Side (north) and front (west) facade

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

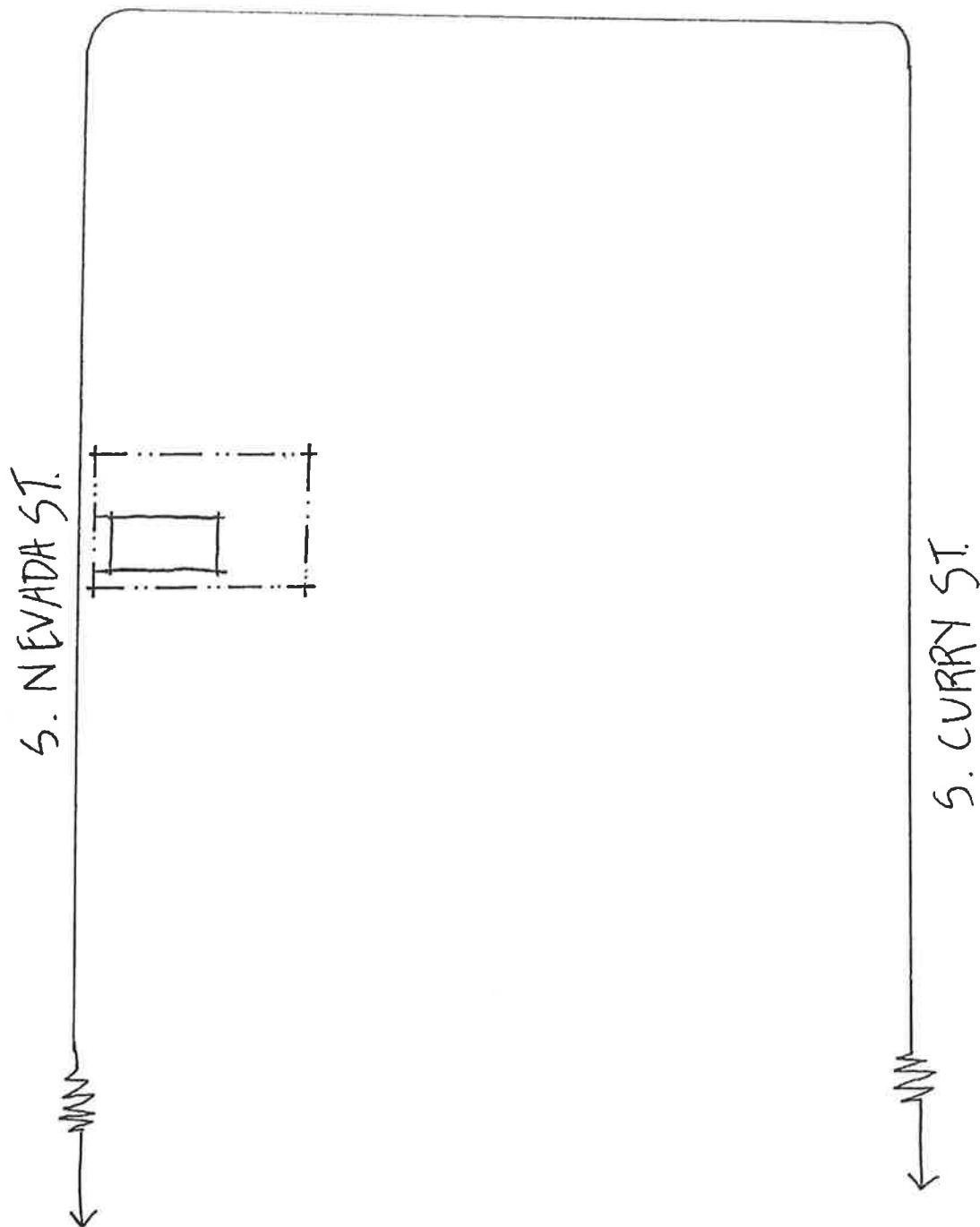
Property Name: 211 S. Nevada St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO.       

W 2<sup>ND</sup> ST.



SKETCH MAP

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**

None

**1B. Current/Common Name**

213 S Nevada St

**2. PROPERTY ADDRESS**

Street Address	213 S Nevada St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Unknown
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**3B. Current Owner**

Name	Peter M Dickenson
Mailing Address	213 S Nevada St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-114-08

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
Other (please specify)			

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
Permitted-state public resource		Restricted
Permitted-federal public resource		Other (specify)

**7. ACREAGE**

.050 acres (Assessor)		Estimated
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**9. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260801 m E 4338483 m N (WGS84)

**8B. Township/Range/Section/Map**T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ *Carson City, NV* (1994) USGS 7.5' Quadrangle**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Structure	<input type="checkbox"/>	District	<input type="checkbox"/>	Object	<input type="checkbox"/>	Site
	Other (specify)								
Contributing element to a historic district (specify district name)									

**9B. Exterior Resource Features**

<input checked="" type="checkbox"/>	Basement	<input type="checkbox"/>	1.5	Number of stories
<input checked="" type="checkbox"/>	Porch			Balcony
	Dormer(s)	<input checked="" type="checkbox"/>		Chimney
Other (please specify)				

**9C-F. Materials and Systems (See instructions and enter codes from Appendix A)**

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Other: Asphalt shingle	ES-3 Brick ES-6 Stucco
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-3 Concrete block

**9G. Written Description**

See continuation sheet
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**9H. Associated Structures/Features**

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

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

**9J. Condition**

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

**9K. Threats**

Possible infill housing development; commercial conversion
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**10. RESOURCE DATE AND SIGNIFICANCE****10A. Architect/Engineer/Designer**

Unknown
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**10B. Builder/Contractor**

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

Vernacular
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**10D. Construction Date(s)**

1952 (Assessor)		Circa
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**10E. Date(s) of Significance**

1952
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**10F. Historic Resource Theme (See Appendix C)**

Townsite Development and City Planning

**10G. National Register Eligibility (See Appendix D)**

	Listed		Date Listed			
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
X	Not Eligible for the National Register					
	Unevaluated					

**10H. Justification**

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

**13. ATTACHED DOCUMENTATION**

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

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

**Property Name:** 213 S Nevada St

**City, County:** Carson City/County

**SECTION NO. 9G**

**PAGE NO. 5**

The house at 213 S. Nevada Street is a one-and-one-half story building with a rectangular footprint and steeply-pitched shed roof. The roof has narrow boxed eaves on the west façade, no eaves on the north and south façades, and a deep overhang with exposed rafters on the east façade. It is located toward the front of its lot and façades west onto S. Nevada Street. It is a wood-frame building with a combination of brick and stucco finishes, a concrete block foundation and an asphalt shingle roof. It is a vernacular building, constructed in 1952 (*Assessor data*).

The entry to the building is on the west face and consists of a door to the left with shutters, and a larger, horizontally-oriented focal window with a single, fixed light and shutters to the right. Along the front façade is a full-width, low, open concrete porch with an open wood structure at one end. There is a broad, interior chimney close to the south façade. On the east façade are three windows at the lower level and three ganged windows on the upper level. These windows are broad, one-over-one-light, double-hung windows with wood frames and wood surrounds. On the north façade is a secondary entry and another double-hung window. The house is in good condition and has fair integrity.

There is no landscaping. The rear yard is enclosed with a cyclone fence, which also encloses the building (on a separate parcel) to the north.

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

**Property Name:** 213 S Nevada St

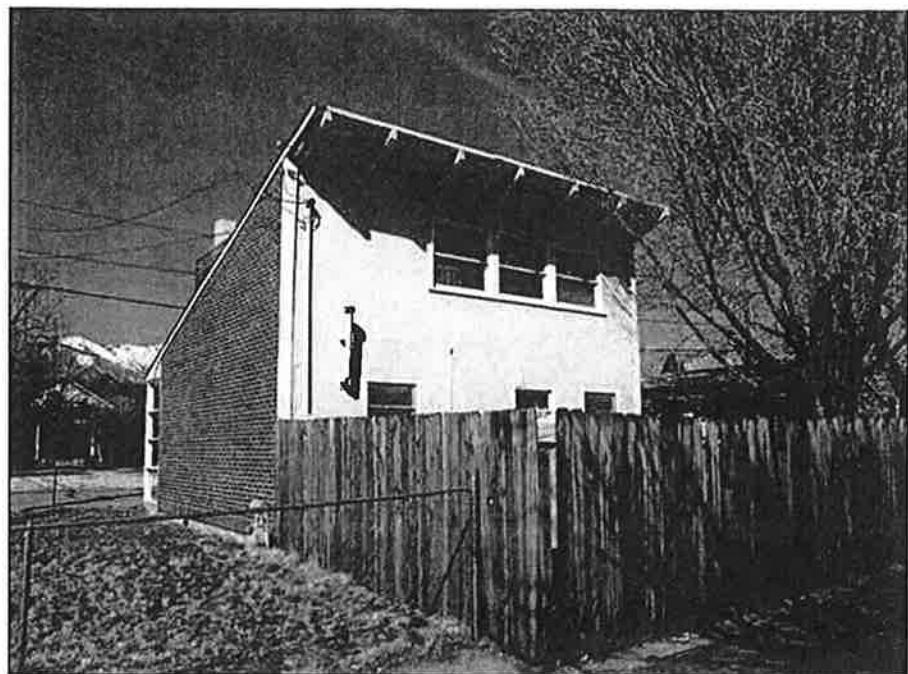
**City, County:** Carson City/County

**SECTION NO.** Photographs

**PAGE NO.** 6



Front (west) and side (south) façade



Rear (east) and side (south) facade

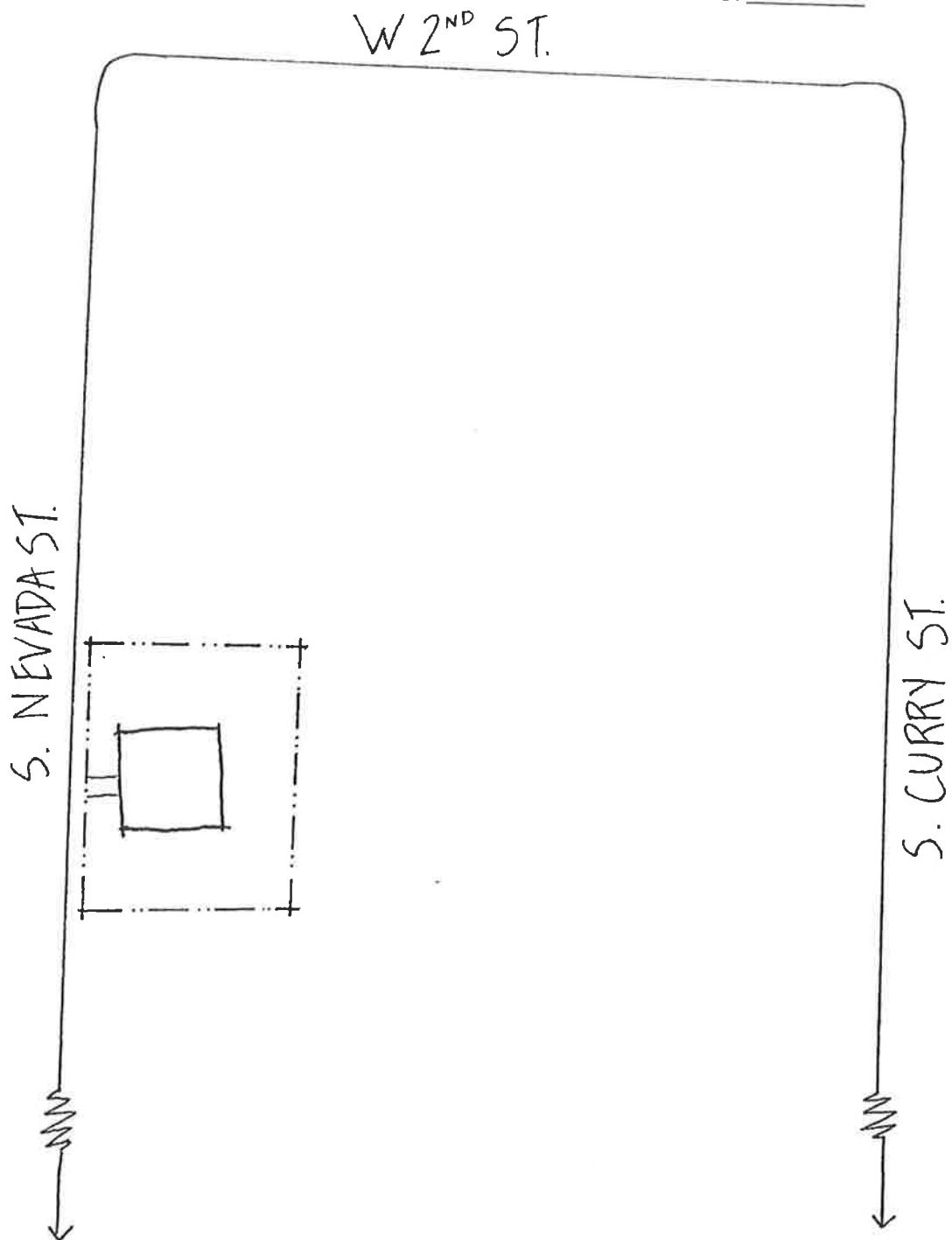
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: 213 S. Nevada St.

City, County: Carson City/County

SECTION NO. 13

PAGE NO. \_\_\_\_\_



SKETCH MAP

<b>Carson City Planning Division</b> <b>108 E. Proctor Street, Carson City NV 89701</b> <b>Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a></b>		<b>RECEIVED</b> <b>MAY 11 2017</b> <b>CARSON CITY</b> <b>PLANNING DIVISION</b>	
<b>FILE # HRC - 17 - 062 (S30)</b>			
<b>APPLICANT</b> <b>DAVID AND DAWN MOORES 318-5574</b>		<b>PHONE #</b> <b>96150-8628</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> <b>3724 Regina Rd. S. Lake Tahoe, Ca</b>			
<b>EMAIL ADDRESS</b> <b>PETER M. DICKINSON 775-248-5767</b>		<b>PHONE #</b> <b>775-248-5767</b>	
<b>PROPERTY OWNER</b> <b>211-213 S. NEVADA ST.</b>		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> <b>CARSON CITY, NV 89703</b>			
<b>EMAIL ADDRESS</b>			
<b>APPLICANT AGENT/REPRESENTATIVE</b>		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
<b>EMAIL ADDRESS</b>			
<b>Project's Assessor Parcel Number(s):</b> <b>003-114-07, -08</b>	<b>Street Address</b> <b>211-213 S. NEVADA ST.</b>		
<b>Project's Master Plan Designation</b>	<b>Project's Current Zoning</b> <b>R.O.</b>	<b>Nearest Major Cross Street(s)</b>	
<p>Briefly describe the work to be performed requiring Historic Resources Commission 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.</p> <p><i>Roof on House and Garage - Patch metal like ZEDS 305    Landscape - planters and dry stack rock 3-4 ft tall</i></p> <p><i>Garage doors - carriage or conventional. SEE PHOTO    Rock stack on garage.</i></p>			
<p>Page 1 of 6</p>			

Reason for project:

Improvements

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

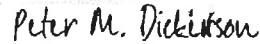
## SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

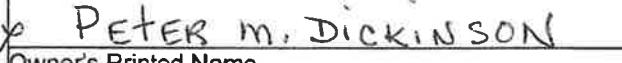
After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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.

DocuSigned by:

Peter M. Dickinson

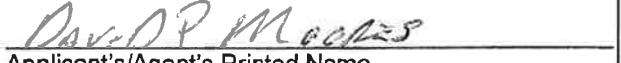
Owner's Signature

PETER M. DICKINSON

Owner's Printed Name

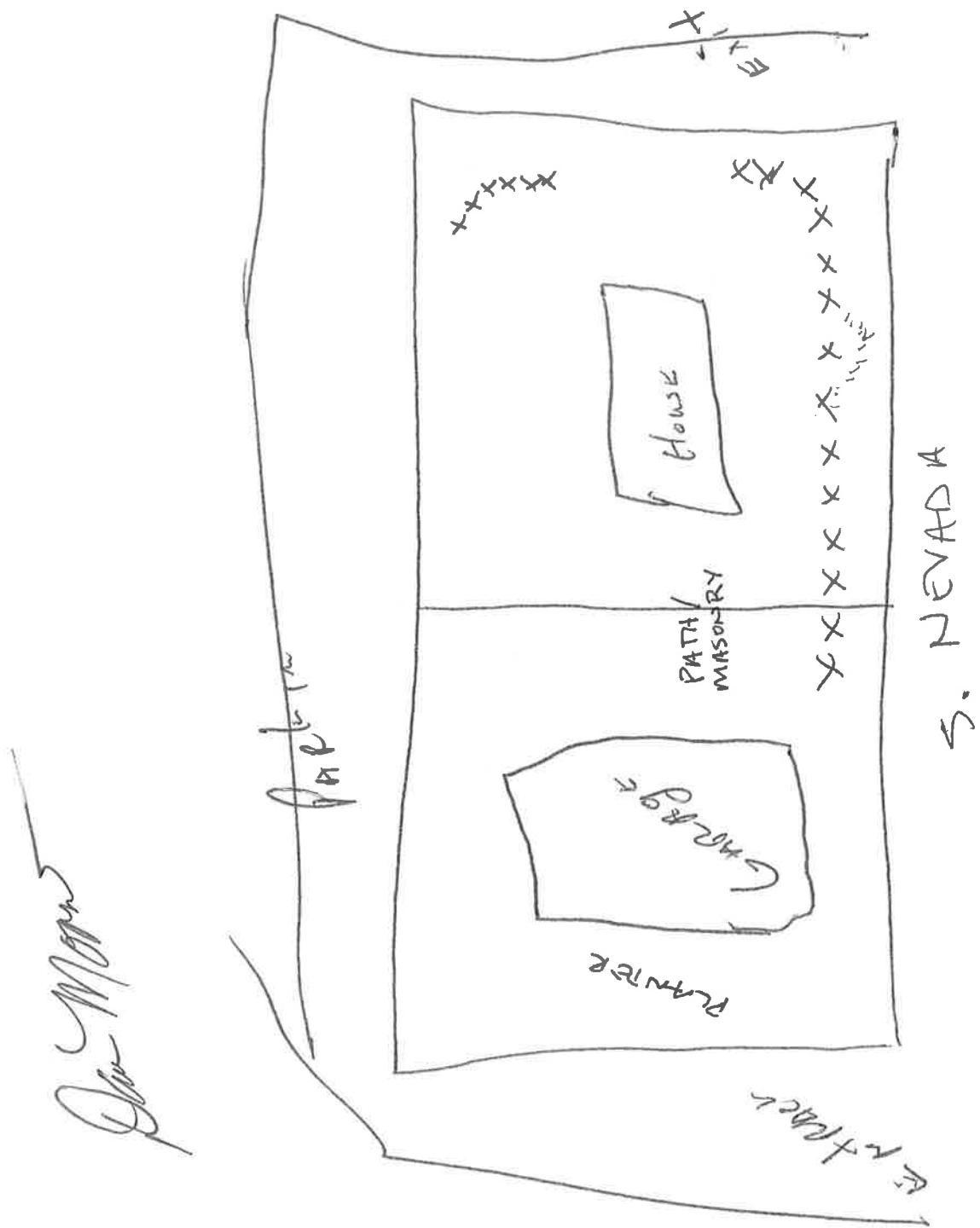
David P. Macodes

Applicant's/Agent's Signature

David P. Macodes

Applicant's/Agent's Printed Name





XXX = Rock stacks 3-4

