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MEMORANDUM

Historic Resources Commission January 13, 2022

TO: Historic Resources Commission

FROM: Heather Ferris, Planning Manager

SUBJECT: Item 5.F - HRC-2021-0468 For possible action: Discussion and possible action regarding a review of Carson City Development Standards related to landscaping in the Historic District.

STAFF SUMMARY: The Historic Resources Commission will review the referenced development standards and discuss potential changes.

Per the request of the Commission, this item is on the agenda to discuss the current standards for landscaping in the Historic District and potential modifications to address alternative options for landscaping (e.g., xeriscape).

Per Carson City Municipal Code ("CCMC") 18.06.015 a proposed project which affects the exterior landscape features and spaces that characterize a property and its environment, require review and approval by the HRC prior to initiating the project.

Division 5 of the Carson City Development Standards ("CCDS"), subsection 5.25 provides guidelines for landscape elements within the district. Generally, historic landscape features such as fences, trees, hitching posts, carriage steps, sidewalks, and planting strips should be retained when at all possible. New landscaping in the district should reflect the scale, rhythm, texture, material, color, style, and visual qualities of the historic landscape that is present in the district.

The current standards are attached.

5.25 Guidelines for landscape elements.

The Carson City Historic District is characterized by a typical rectangular grid street system without alleys. The streets vary in width, but all are characterized by "L" shaped concrete curbs and gutters, a sidewalk and planting strip between the street and sidewalk. Generally this planting strip contains a row of deciduous trees and lawn. Individual lots are usually rectangular in shape with the main building centered on the parcel and a front setback which allows for a modestly sized front yard. Front yards are typically delineated by a low profile fence, with a gate and walkway leading to the front entry. Accessory buildings are often found in rear yards. These basic elements create a strong visual quality to the district which is consistent and should be encouraged. 2 unique landscape elements in the district are hitching posts (generally of cast iron) and carriage steps (generally of cut stone). These are most likely to be found in the planting strip between the Street and the sidewalk. These should be retained.

- 5.25.1 Guidelines for Historic Properties. Historic landscape features should be retained when at all possible. Fences, trees, hitching posts, carriage steps, sidewalks and walkways provide a visual consistency and harmony of setting to the district. (Standards Number: 2, 3, 4, 5, 9)
- 5.25.2 Guidelines for New Construction. New construction in the district should include landscape elements which reflect the scale, rhythm, texture, material, color, style and visual qualities of the historic landscape present. (Standard Number: 9, 10)
- 5.25.3 Parking Areas. The construction of parking areas in association with commercial development in the district often presents a difficult design task. They need to be designed and located in such a manner that their effect on the district's environs is minimized. They also need to be landscaped with appropriate plant material to provide a visual screen and to soften their impact on the site.
- 5.25.4 Satellite Dish Antennas. Satellite dish antennas are an inherently intrusive and incongruous landscape feature in the Historic District. The size, color, texture and location of the dish all contribute to its impact. Dishes shall be placed in the least visible location on the property. A screen of plant material and/or fencing shall also be provided to lessen the visual impact of the installation.
- 5.25.5 Sidewalks. See Carson City Municipal Code (CCMC), Development Standards, Division 12.12, Sidewalks, Curb and Gutter, Driveway Approaches, Curb-Cuts, Alleys and Bikeways.
- 5.25.6 Landscaping and Trees. See CCMC Development Standards Division 3, Landscaping.

(Ord. 2005-23 § 1 (part), 2005: Ord. 2001-23, Development Standards).