

7-7-5-3: **HISTORIC RESIDENTIAL:** The historic residential district surrounds the historic downtown commercial district, and acts somewhat as a buffer zone from the residential and commercial viewshed districts. The historic residential district wraps around the downtown commercial district, extending north from Cover Street to the top of the Boot Hill and New Cemetery ridge, and south from Idaho Street to the southern town boundary. The east and west ends of the district are defined by Hughes and Nevada Streets, respectively. Refer to the 2006 Virginia City zoning map attached to the ordinance codified herein.



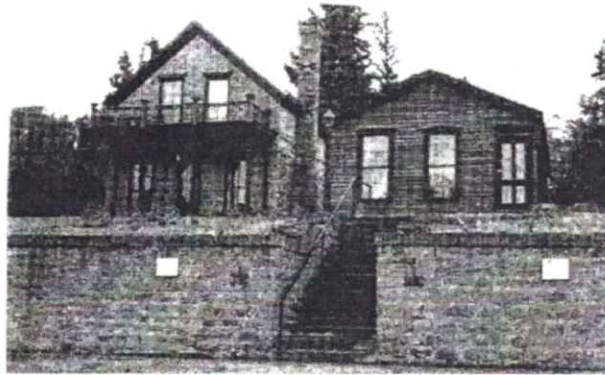
Within the historic residential district new construction, alterations, and additions must strictly adhere to the historic residential architectural styles present. These are Greek revival, Gothic revival, carpenter Gothic, Queen Anne, folk Victorian, and vernacular versions of these styles. Log homes, built in the traditional low, long style (not vertically oriented) are also permitted.

Modern styles such as ranch, split levels, modern saltbox, quonset huts, and A-frames are not permitted. Large metal sided buildings such as garages will not be permitted.



The intent of the guidelines for the historic residential district is for new construction, alterations, and additions to strictly adhere to the Victorian era styles described above, so as to enhance and not disrupt the historic character. This includes items such as lot coverage, setbacks, and orientation of building on lot. Abundant historical precedents exist to serve as excellent guides for future in fill development design decisions.

- A. Breakdown Of Architecture; Building Periods: The dominant theme of the historic residential is the Victorian period, with its mix of styles, and more vernacular buildings such as log cabins and outbuildings. The character of the district is created by the arrangement of the buildings, their height, scale, massing, and style. The materials used reflect this historic period such as stone walls, wooden siding, and multipaned windows.



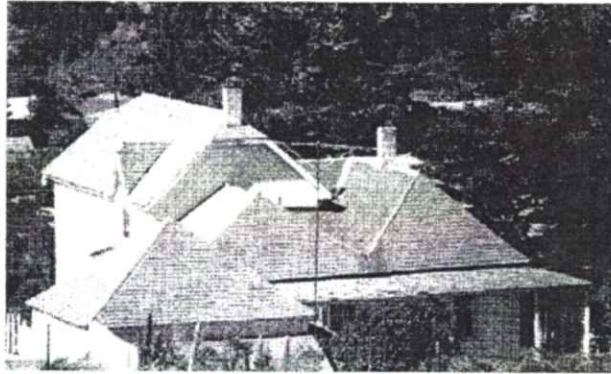
1. Setbacks: Setbacks of new construction should be in line with existing structures. Buildings must sit square on their lots, with primary front entrance facing primary street.

2. Scale/Proportion/Form: New construction and additions will not exceed the size of the buildings in the district. Buildings are one- and two-story, but may have different roof heights depending on style. Massing will be broken up in larger structures, such as in the Queen Anne style or the vernacular "line of additions" to prevent large, rectangular massing that is out of character for the district. Line of additions refers to the adding of a slightly smaller or larger addition, such as seen in connected agricultural buildings (small barns); is often seen in deep, narrow lots. Rectangular massing is appropriate for vernacular, smaller buildings, but should be low along the dominant topography. Building scale, proportion, and form will also be controlled by the chosen style of architecture.

3. Horizontal And Vertical Emphasis:

a. Horizontal: Often the vernacular buildings such as log cabins, and "farmhouse" (Trout Sisters House on Idaho) style buildings with deep extensions into lot.

b. Vertical: Usually buildings of high style such as Queen Anne and Gothic revival.



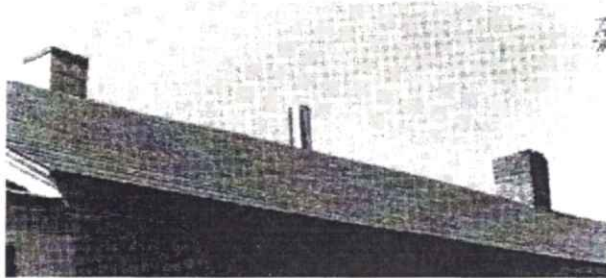
4. Styles:

Greek revival
Gothic revival
Stick
Queen Anne
Log cabin

5. Massing: The massing of residential buildings is usually a series of boxes, as opposed to one large, rectangular mass (as seen in the historic downtown commercial district). This includes the high style such as Queen Anne and the more vernacular styles such as log homes. New construction and alterations will reflect this.

6. Roof: Roof pitches vary with the style, and there are specific roof pitches that belong to the styles. Pitches can vary from "3/12" (log cabins, outbuildings) to "12/12" (Gothic revival, Queen Anne). Most roofs are a medium pitch of "5-6/12", similar to Greek revival. Addition roof pitches can vary from flatter, single plane shed dormers to more steeply pitched gabled dormers, but must adhere to the overall style of building.

Chimneys are an important character defining feature of roofs and rooflines. Strong efforts should be taken to save chimneys of the historic period, even if not being used. Most of these chimneys are masonry, few true historic metal chimneys survive. Modern, shiny metal chimneys such as metal-asbestos flues and PVC vents, are not permitted.



Satellite dishes should be discretely placed, preferably not on the front facade. Removal of inoperative "large" satellite dishes is encouraged.



Skylights are inappropriate, and may only be added where they are not visible from public right of way.

a. Materials: Wooden shingles, metal (traditional corrugated and standing seam), rolled roofing (flat roofs), asphalt shingles.

b. Prohibited: Solar panels and other highly visible active energy systems are prohibited on roofs visible from any portion of a historic district.

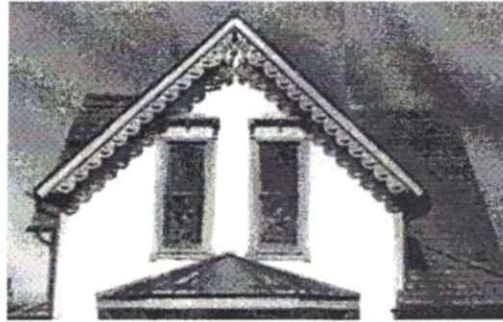
7. Doors: Door types should be appropriate to the dominant style of architecture for that area of the building. An addition in a different historic style may require a different door style than the overall architecture.

8. Windows: Windows are a very important defining characteristic. This applies not only to the size of the window, but the ratio of the panes to the sash and sill, and the profile of the muntins. Original windows will be retained if existing, and easily repairable. Repair of windows and the addition of a storm window (screen in summer), if properly done, will greatly improve energy efficiency. Multipane windows will not be replaced with picture windows/large single panes without supporting historic documentation.



9. Spacing Of Windows And Doors: The rhythm and repetition/spacing of doors and windows is dependent on the dominant style of architecture.

10. Decorations: Appropriate decorations of houses include (dependant on styles): bargeboard, false fronts, detailing, cupolas, dormers.



B. Materials:

1. Appropriate:

Wood	Shingles (roof and walls), wooden siding (various profiles).
Stone	Cut stone and random rubble walls, chimneys.
Brick	Chimneys and walls.
Asphalt (roofing)	Shingles and rolled; membrane.
Glass	Multipane windows.
Metal	Roof, decorations, galvanized flashing, metal roof caps.

2. Inappropriate:

Vinyl	Window trim, siding.
Aluminum	Flashing, siding, downspouts.

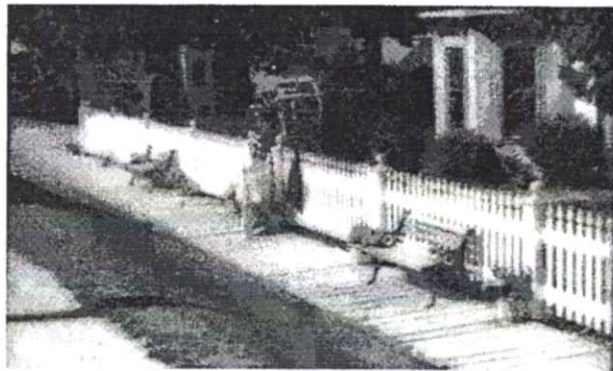
Wood	Plywood/particle board siding.
Metal chimneys	Shiny, metal-asbestos.
Glass	Large single panes except where historically present, skylights.
Concrete	Visible areas of concrete foundation, soil retaining walls, cinder block/concrete masonry units (CMU) foundations and walls (over 24 inches).

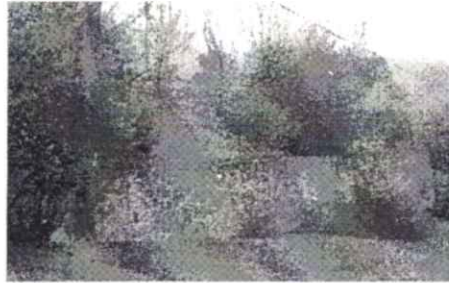
C. Outbuildings - Barns, Sheds, Outhouses:

1. Small in scale (roughly 10 x 20 or smaller): One-story except for historic barns with lofts and two-story outhouses.
2. Vertical wood: Board and batten or just board.
3. Gable or flat roofs: Usually shallow in pitch, metal, asphalt (rolled or shingle), wooden shingle.

D. Streetscapes:

1. Open Spaces: Open spaces between homes create a repetition with the historic residential district, and these spacings should be preserved with new buildings and additions. New additions should be to the rear, into the lot, maintaining space between buildings. New construction should be situated on lot to coincide with spacing of adjacent buildings, or buildings in district if none are near.
2. Fencing: Fencing will be of period such as iron work and picket fences. Chainlink fencing is not permitted in the front yards, but can be used in limited areas towards the rear.





3. Parking: Parking on street in front of buildings is acceptable, but parking should be encouraged at the rear or side of lot to lessen impact of front facade of building. Garage accesses are encouraged to be off of side streets and alleys.

4. Cemeteries: Cemetery grounds are included in land use "special use districts". They should be maintained in a respectful manner. Graves outside of cemeteries should be treated with respect in terms of road widening, new construction, etc. Archeology and buried remains standards should be applied as per the state historic preservation office.



5. Parks: Parks are a critical community open space, and should be maintained for public use. Park areas are encouraged.

6. Lighting: Lighting (exterior) should reflect the era of the dominant architecture of the building which it illuminates. Overhead streetlights are discouraged. Lighting will be designed to limit "light pollution", the excess light shining on adjacent grounds or excessively illuminating as to be reflected.

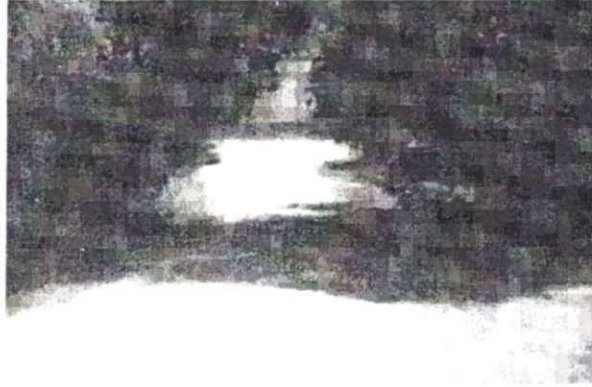
7. Sidewalks: Sidewalks that currently exist will be maintained by owner. Wooden boardwalks are preferable over concrete for their appearance, feel, and sound. Concrete sidewalks may remain concrete, but new sidewalks will preferably be of wood. Installation

of sidewalks is highly encouraged. Sidewalks should have a rise of no more than twelve inches (12") in ten feet (10') (suggested).

8. "Hardscaping": All roads, drives, and lots will remain gravel except for RT 287, which is currently paved. Small, limited areas such as in front of steps, doors, and garages are acceptable but must be maintained.



9. Landscapes/Viewshed: The viewshed includes both the areas within the district and the surrounding hills. Within the district, structures will be placed to harmonize with the topography and the surrounding structures. Construction of structures which rise above the ridgeline is strongly discouraged. The lack of existing buildings within a large open parcel of land does not preclude new construction, but it becomes tantamount that new construction follows natural topography and features to minimize impacts.



10. Focal Points/Vistas: Focal points are created by the layout of the streets. Standing on a street, the eye is naturally drawn the length to the end, such as a hillside. Structures will be placed to enhance this effect where possible.

11. Public Utilities: Electrical wires are currently aboveground, and this reflects the coming of electricity to Virginia City in 1898. In historic districts, consideration must be given to whether this is an enhancement, or whether it is appropriate for safety and a "pre-electricity appearance" to bury electric, phone, and other aerial lines. Lines in place currently may be repaired aboveground, but new services will be buried (no new poles).



12. Signs: Signage is controlled by the Virginia City sign ordinance. (Ord. 516, 4-19-2007, eff. 5-19-2007)