

7-7-5-4: **HISTORIC VIEWSHED RESIDENTIAL:** The historic viewshed residential district represents the area where "modern" house construction has occurred. Primarily these structures have been built since 1948, and are in appearance, style, and construction different than the historic districts. This is not to say there are no standards or commonalities that are evident in this area. On the contrary, there is a uniformity of size, massing, and exterior materials that is present. Houses are all of one or two (2) stories; some have daylight basements creating a third story. Very few rise above twenty five feet (25') in height when measured from the sill plate to the roof ridge. The standards for this district represent these commonalities, and are designed to allow construction in these manners.

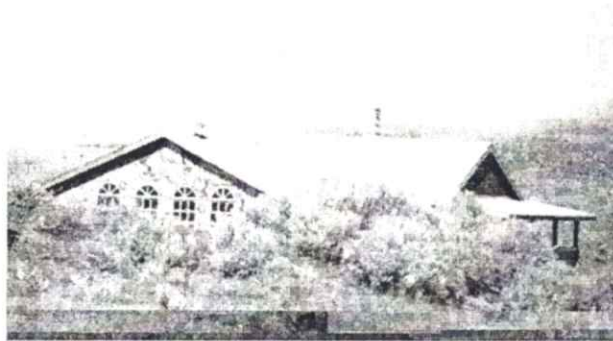


Historic styles of house are encouraged within the historic viewshed residential district, but this residential district also allows for newer style housing that is sympathetic to the historic districts. Massing, placement on lot, and lighting are some of the critical elements that affect the visual character, and, therefore, the character of the nearby historic districts.

A. Breakdown Of Architecture; Building Periods:

1. Site Design: The building setting in the residential section varies from orderly lines of houses along a street, much like the historic residential district, to the widely spaced houses on larger lots that are placed according to topography. New construction will need to be flexible on this situation regarding placement on lots, depending on the location. In the southern and northern sections of this district the grid plan is relatively established with houses with fairly even setbacks. In these areas, the neighboring buildings will dictate the setbacks. As the town rises to the east and roads are built to the

necessary topography and landowners have the option to rotate the alignment to take advantage of the land profile, minimum setbacks from adjoining lots and present/foreseen roads should be taken into account.



2. Setbacks: Minimum setbacks for lots are listed in this title for land use districts. These will apply unless there are directly adjacent buildings that establish a different row or line of sight. This would be similar to the historic districts in that when a "line of sight" is established, it should be maintained. However, when there is a larger parcel of land, especially when steeper slopes are involved, the minimum standards will apply from this title.



3. Scale/Form: The scale of the buildings in the historic viewshed residential district is domestic; it is the size of living rooms, dining rooms, bedrooms, etc., connected together in a series of areas. The modern sill heights range around eight feet (8'), and this sets a precedence. Modern architectural styles with large "prows" and masses of glass are discouraged when these facades are visible from historic districts. Larger structures must be "broken up" to prevent the impression of a large rectangular solid mass.

4. Proportion: The proportions of new construction and additions should echo the proportions of the historic residential district, especially when visible from the historic districts.

5. Horizontal And Vertical Emphasis: A freedom of expression is appropriate, but the horizontal/vertical emphasis should echo the topography and setting of the new construction and additions. Structures should not break the skyline or protrude from the landscape, as this lessens the historic character of the overall town.

- B. Styles: A multitude of styles are allowed in the historic viewshed residential district. The overall impression should be subdued as the present structures. This is characterized by log construction and/or wood trim which is not painted bright colors. Roofs are gabled or shed and tend to be darker and of browns, grays, and other natural tones. Flat roofs are not appropriate in Virginia City. Glass areas may be greater than historic districts, but restraint should be shown in the use of large panes of glass which are visible from historic districts. Historic styles are encouraged but not required.

1. Some appropriate styles:

- Greek revival
- Gothic revival
- Vernacular
- Modern
- Log homes
- Ranch
- Split level

2. Inappropriate:

- Moderne
- A-frames
- Quonset huts
- Adobe
- "Contemporary" such as large "prow" type houses with extensive glass areas

C. Defining Features:

1. Massing: Any shape of massing, preferably broken up in homes of over a one thousand (1,000) square foot footprint. Larger houses should be "broken up" to not represent a large rectangular solid box.

2. Roof: Most any pitched roof shape from shed to gambrel, with traditional gabled roofs being favored. When large shed (one plane) roofs are used, the roof plane should be placed to minimize visual impact on historic districts.



a. Materials: Wooden shingles and shakes, metal, rolled roofing (flat roofs), asphalt shingles (3 tab or interlocking). Note: Shiny, uncoated metal should not be used as a roofing material due to the high level of reflection.

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

3. Doors And Windows: Doors and windows arrangements vary widely with style. Care should be taken with arrangement/ratio of glass in facades that are visible from historic districts. Large amounts of glass in high ratio to siding materials are discouraged due to their high visibility.

4. Decorations: House detailing and decoration as appropriate to overall style. Bright colors and excessive areas of reflective materials are not appropriate.

D. Materials:

1. Appropriate:

Wood	Roofs, highly encouraged as siding.
Stone	Siding, walks, detailing, chimneys.
Brick	Siding, chimneys, walks/patios.

Asphalt	Roofing.
Glass	Various panes sizes.
Metal	Roofing (should be painted non-reflective, natural "earth" tones).

2. Inappropriate:

Aluminum\vinyl siding	
Wood	Visible T-111 siding, plywood/particle board siding.
Shiny metal roofing	
Concrete	Visible areas of concrete foundation and soil retaining walls higher than twenty four inches (24").
Cinder block/concrete masonry units (CMU)	Visible foundations (over 24 inches) and walls.

- E. Outbuildings - Barns, Sheds, Outhouses: Similar guidelines to houses. Outbuildings will not "overwhelm" houses such as large, metal, boxy, "Butler" type buildings. All setbacks will be observed. Siding and roofing materials as previously discussed.

F. Streetscapes:

1. Open Spaces: Open spaces presently dominate the historic viewshed residential district; the areas are largely undeveloped. This means that any new construction has a large impact on the character of the district and should be judged carefully. Larger lots aid in preservation of open space character, and allows the buildings to be placed with more respect for local topography.





2. Parking: Parking will largely be in private drives and garages. Parking should be planned for the given occupants of the building.

3. Parks: Parks contribute to the open space characteristic and, therefore, are encouraged. Parks also provide for the use of the public.

4. Lighting: Lighting is one of the largest issues in the residential districts. Inappropriate lighting such as high wattage spotlights that illuminate the exterior of a building are not appropriate. Lights should have hoods and other configurations to allow for lower wattage and the limitation of "light pollution" visible from the historic districts.

5. Sidewalks: Sidewalks are encouraged where appropriate, such as a cluster of houses. In sections where houses are further apart, they may not be appropriate. Sidewalks may be of wood, gravel, or concrete, but should be designed to minimize visual impact.

6. "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.



7. 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 that rise above the ridgeline is strongly discouraged. The building of structures within a large open space such as an open hillside is discouraged, but the limitations of the amount of property owned on which to locate the structure is recognized. The lack of any buildings does not preclude new construction, but it becomes tantamount that the new construction follows natural topography and features to minimize the impact.

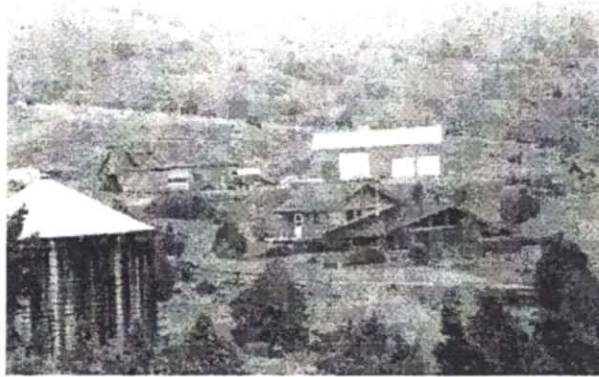


8. Focal Points/Vistas: Focal points are created by the layout of the streets. Standing on a street, the eye is naturally drawn the length to the end, such as a hillside. Structures will be placed to enhance this effect where possible. Structures should not be placed in the middle of straight streets, if possible, to detract from the alley effect of the buildings up to the surrounding hillsides.



9. Public Utilities: Electrical lines, phone lines, etc., will be buried to help preserve the open feeling of the historic viewshed historic district.

10. Signs: Signage is controlled by the Virginia City sign ordinance.



(Ord. 516, 4-19-2007, eff. 5-19-2007)

