

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JUNE 18, 2009**

AGENDA ITEM: F-1

FILE NO: HRC-09-051

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

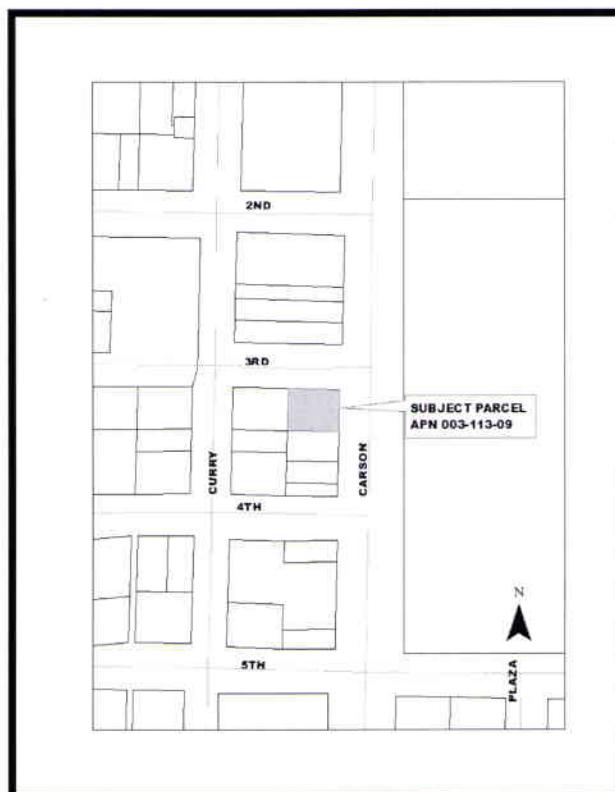
REQUEST: To add one dual back illuminated sign of 46.5 square feet, on the second story of the eastern façade. The existing signage on site is approximately 399.5 square feet, on property zoned Downtown-Mixed Use (DT-MU).

APPLICANT: Jim Phalen owner Firkin & Fox

OWNER: Lopiccolo Investments LLC

LOCATION/APN: 310 South Carson Street (St. Charles Hotel building)/ APN 003-113-09

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission Move to approve HRC-09-051, a request from Jim Phalen (property owner: Lopiccolo Investments LLC) to add one dual back illuminated sign of 46.5 square feet of exterior signage, on the second story of the eastern façade; on property zoned Downtown-Mixed Use (DT-MU), located at 310 South Carson Street (St. Charles Hotel building), APN 003-113-09, subject to the conditions of approval contained in the staff report. This approval is based on the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval.



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. 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.
4. 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 will be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. The proposed signage shall not exceed 46.5 square feet in overall size. The overall signage on site shall not exceed 444 square feet.
7. Approval is based on 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 comply in general conformance with the Secretary of the Interior's Standards.
8. The project requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
9. The mounting of the sign shall comply with the 2006 International Building Code Appendix H, Section H112.
10. The electrical portion of the project shall comply with the 2005 National Electrical Code ('05 NEC) and 2006 International Building Code Appendix H, Section H106.
11. A Nevada Department of Transportation (NDOT) Encroachment permit is required.

BACKGROUND:

The St. Charles Hotel site is composed of two historic buildings — the three-story Hotel St. Charles building on the Corner of Carson and Third Streets and the two-story Muller's or Pony Express Hotel, which directly abuts the former to the south. The St. Charles Hotel was known as the Page Hotel during the 1950s. Today both buildings are collectively known as the St. Charles Hotel and are located across the street from the Capitol complex.

Both structures were built in the early 1860's and, are two of the oldest remaining commercial buildings in Carson City. In terms of general character, age, style and material, the two appear to have been linked historically. Both hotels were remodeled in the 1930s to suit that era. The buildings were stuccoed and the cornices removed. An architectural-historical survey of 1980 included a review these two structures (see attached reports). Both were placed on the National Historic Register 27 years ago in September 1982.

By 1994 the buildings were under new ownership and underwent further renovations. That year building records indicate that 39 windows were replaced. In 1996 building records mention an addition was built related to Joe Garlic's restaurant. Also that year was when the now-present balconies and wooden sidewalks were added to the north and east elevations, along Carson and Third Streets.

PREVIOUS HRC APPROVALS:

- On May 08, 2008, the subject site was chosen as the recipient of the 2008 Carson City Historic Preservation Award by the Historic Resources Commission.
- On May 08, 2008 the Historic Resources Commission approved HRC-08-052 for parking lot improvements, landscaping and paver-stone installation.
- On March 06, 2008 the Board of Supervisors approved HRC-07-207, the Historic Tax Deferment.
- On February 14, 2008 the Historic Resources Commission approved HRC-07-207, for a Historical Tax Deferment.
- On October 11, 2007 the Historic Resources Commission approved HRC-07-153, for new doors, fire pit and redwood decking.
- On September 13, 2007 the Historic Resources Commission approved HRC-07-130, for signage and exterior renovations.
- In May 1999 the Planning Commission approved a Special Use Permit request U-98/99-61, for special events from June-September annually.

DISCUSSION:

The Firkin & Fox opened their doors over 1.5 years ago; bringing back one of Carson City's most visible treasures. The historic landmark was remodeled by the Phalen family and opened the restaurant for the visitors and residents of Carson City. The restaurant owner wants to make sure passing customers know that the establishment is there and open to provide service. During regular business hours the applicant has noted that many motorists are not aware that the establishment is open for business.

Per the applicant, in these tough economic times, the restaurant is willing to try anything possible to drive business to the restaurant. The restaurant and bar with entertainment (Firkin & Fox) occupies the lower floor of the structures, which has provided a new life into this historic property.

A summary of the many exterior enhancements include the replacement and addition of new exterior signage (totaling approximately 399.5 square feet, plus window signage); exterior doors, gooseneck exterior lights for second-floor signage and lights on columns on the north, first-floor elevation; removed and replaced damaged column wraps; added awnings over second-floor windows; bricked-in south and first-floor windows.

The restaurant owner previously installed gooseneck lights to accentuate the existing signage on site. Unfortunately, the previously installed gooseneck light fixtures have continued to break and blow away and have not been effective on site. The Firkin & Fox have purchased a (Firkin & Fox) sign from Morgantown, West Virginia which is approximately 46.5 square feet in size and is dual back illuminated. The proposed signage will be located on the eastern portion of the site, on the second story above the balcony.

Carson City Development Standards (Historic District):

CCDS Sections 5.23 (Guidelines for signs) states:

Signs in the historic district are governed by both this division and Division 4 of the Development Standards. Signage in the historic district is generally concerned with the conversion of original residential buildings to light office use or with new buildings which have been constructed as commercial buildings in a style compatible with the basic residential nature of the district.

- *All signs must have an appearance, color, size, texture and design which conform to the sign codes and to the historic character of the district. Additionally, the location and/or method of attachment of the sign will be considered. The HRC will review all sign applications within the context of the building and the location in the district.*

In addition to the Historic District Development Standards, as of August 2007, the Board of Supervisors adopted the new Downtown Mixed-Use zoning district and Development Code. The subject site is located within the Mixed-Use Main Street character area. The following sections of the Development Code are especially pertinent to this application signage:

1. Intent:

- To encourage a diverse and visually interesting streetscape environment along Carson Street by allowing a variety of types of business signage, as traditionally found; and
- To ensure that signage is compatible with the pedestrian-oriented scale of Downtown.

2. Standards:

a) GENERAL

(1) All standards contained in this subsection shall be applied in addition to signage regulations contained in Division 4 of the City's Development Standards.

(2) If a conflict between the two articles appears to exist, the standards contained in this article shall take precedence.

b) MATERIALS

(1) Signs shall be constructed of durable, low-maintenance materials that complement the design and character of the building they serve.

c) PREFERRED SIGNAGE TYPES

(1) The use of hanging signs is encouraged for non-gaming uses to reinforce the pedestrian oriented scale of Downtown. Hanging signs and other sign types attached to the front of buildings are permitted to project into the public right-of-way, over the sidewalk, subject to the issuance of an encroachment permit. Hanging signs shall not:

(a) Exceed 24 inches in height and 3 feet in length; or

(b) Be located where less than 8 feet of clear height can be provided above the sidewalk from the overhang or awning from which they are suspended.

(2) The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.

(3) The use of permanent window signs is encouraged for non-gaming uses to reinforce the pedestrian-oriented scale of Downtown.

The application submitted appears to meet all these criteria, with the exception of the 24 inches in height and 3 feet in length area limitation. The exception can be made by the Historic Resources Commission because of the following:

1. The proposed signage is still in keeping with the regulations notes in Division 4 of the Development standards.
2. The proposed signage will be located on the second floor portion of the structure, above the existing balconies. If the signage was proposed at a smaller scale, the inappropriate size could render the signage ineffective.
3. The proposed signage is compatible with the overall scale and massing of the existing structure, and will not overwhelm the historic façade.

4. Pursuant to the Carson City Municipal Code, Development Standards 6.3 (3) Exemptions: Parcels, property or structures located within the Historic District and subject to review by the Historic Resources Commission are exempt from the design-oriented elements of the standards of the Downtown Mixed-Use District.

PUBLIC COMMENTS: Public notices were mailed on June 08, 2009 adjacent to property owners of the subject site. At the writing of this report no comments have been received in favor or opposition of proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submittal to the Historic Resources Commission.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

ENGINEERING DIVISION COMMENTS:

- The owner will have to contact NDOT District II headquarters Encroachment Permit Division at 834-8330 to get an NDOT encroachment permit.

BUILDING DIVISION COMMENTS:

NOTE: *These comments do not constitute a complete plan review, but are merely observations based on the information provided.*

Scope of Application

Scope of project involves the mounting of a sign with electrical that hangs perpendicular to the face of the building, on the Carson Street side.

General Plan Submittal

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The mounting the sign shall comply with the *2006 International Building Code Appendix H, Section H112*.
3. The electrical portion of the project shall comply with the *2005 National Electrical Code ('05 NEC)* and *2006 International Building Code Appendix H, Section H106*.

With the recommended conditions of approval and based upon the project complying with the Secretary of the Interior's 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, it is recommended that the Historic Resources Commission approve HRC-09-051 subject to the recommended conditions of approval within this staff report.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (HRC-09-051)
- Building Division comments
- Engineering Division comments
- Architectural Surveys

From: Jennifer Pruitt
To: Thompson, Rea
Date: 6/11/2009 10:23 AM
Subject: Fwd: HRC 09-051 Firkin and Fox sign

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Planning Division
2621 Northgate Lane Suite 62
Carson City, NV 89706
(775)887-2180 ext. 30076



>>> Rory Hogen 06/09/2009 2:00 PM >>>

Jennifer - our encroachment permit is for the deck on the Third St. sign. We do not control the Carson St. side.

The owner will have to contact NDOT District II headquarters Encroachment Permit division at 834-8330 to get an NDOT encroachment permit.

This ends the engineering comments. Thanks. Rory

File # (Ex: MPR #07-111)	<i>HRC 09-051</i>
Brief Description	<i>Signage for the Firkin & Fox</i>
Project Address or APN	<i>310 S. Carson St</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>June 8, 2009</i>
Total Spent on Review	<i>0.5 Hour</i>

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Scope of project involves the mounting of a sign with electrical that hangs perpendicular to the face of the building, on the Carson Street side.

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Carson City Planning Division
2621 Northgate Lane, Suite 62 - Carson City NV 89706
Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us

FILE # HRC - 09 - 051

PROPERTY OWNER

Lopiccolo Investments LLC

MAILING ADDRESS, CITY, STATE, ZIP

123 W Second, Carson City, NV 89703

PHONE # FAX #

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT **PHONE #**

Jim Phalan: The Firkin & Fox - 901-3477

MAILING ADDRESS, CITY, STATE ZIP

310 S Carson Street, Suite 100, Carson City, NV 89701

PHONE # FAX #

E-MAIL ADDRESS jimp@highsierrafb.net

FOR OFFICE USE ONLY:

RECEIVED

JUN 04 2009

**CARSON CITY
PLANNING DIVISION**
**HISTORIC RESOURCES
COMMISSION**

FEE: None

SUBMITTAL PACKET

- Application Form with signatures
 12 Completed Application Packets-Application form, maps, supporting documentation
(1 Original + 11 Copies)
 CD containing application data (pdf format)
 Documentation of Taxes Paid-to-Date

Application Reviewed and Received By: *J. Phalan*

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
3-113-09	310 South Carson St	89701
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
DT - MU	DT - MU	3rd & Curry

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.

Install One dual back illuminated sign on the second story, above the balcony on the East side of the St. Charles Hotel. Sign size 7'-2" x 6'-6"

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: To let passing by customers know that we are here and open for business. During regular business hours, mainly in the evening, it is very difficult to notice when driving by our location that we are open or if there is anything there. We had tried to use goose neck lighting in the past but those keep breaking. As of right now we have little to no illumination on our existing signs. We are asking to install one dual back illuminatated sign on the second floor above the balcony, on the east side of the St. Charles hotel. In this tough economic time, we are trying to do everything we can to drive business to our restaurant and let passers by know that we are open.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 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

Mark & Jennifer Lopiccolo

Owner's Printed Name

Applicant's/Agent's Signature

James Michael Phalan II

Applicant's/Agent's Printed Name



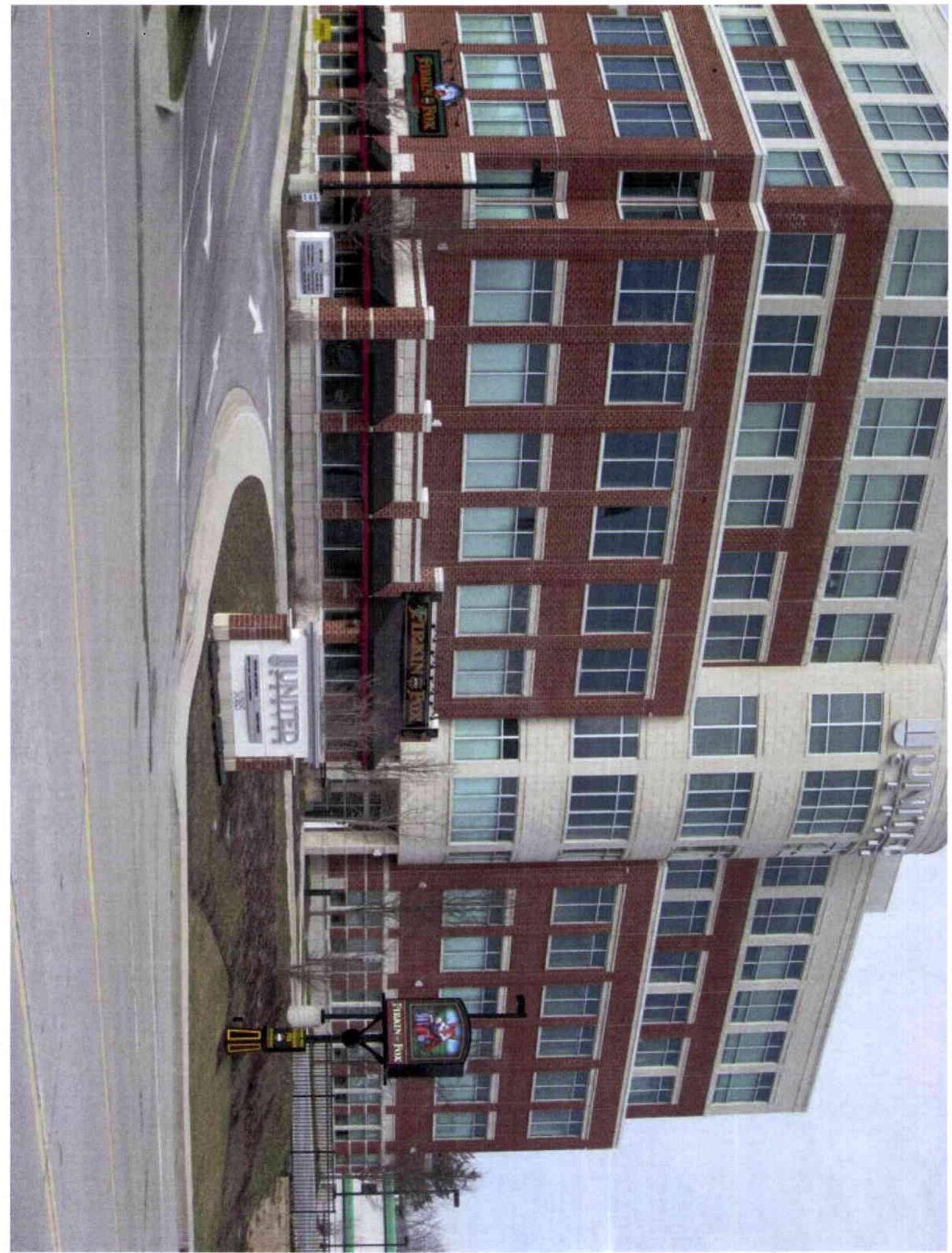
HOTEL

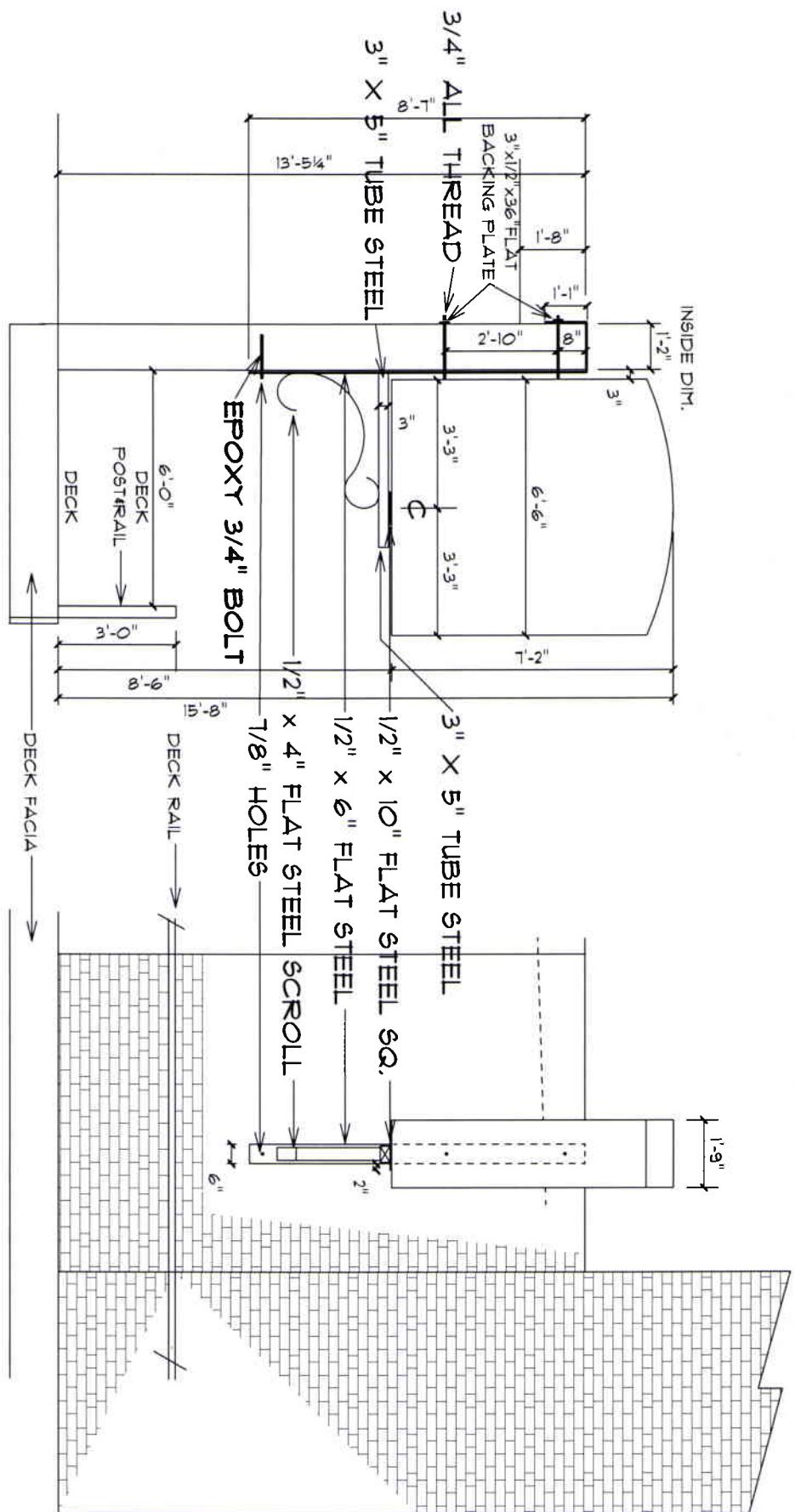
INN
BAR

The FIFE



The FIFE





FIRKIN AND FOX
SIGN BRACKET

SCALE: 1/4" = 1'

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 302 and 304 South Carson
2. Common Name: Pony Express Hotel
3. Historic Name: St. Charles Hotel
4. Present Owner: Dennis Sayan
5. Address (if not occupant, _____)
6. Present Use: bar/residential

08 3-113-01
 SAYAN, MICHAEL D & PENNY L
 710 W ROBINSON ST
 CARSON CITY NV 89703

Original Use: commercial/residential

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick commercial building is three stories in height with a concrete foundation and an apparently flat roof. The ground floor contains four rectangular openings on Carson Street and several on West Third Street. Those on the Carson Street contain transomed areas above them. Two of these openings are recessed doorways and two are currently windows with the lower portion of the openings filled in. There are granite facings at the base. Second floor windows have slightly angled and projecting headers, suggestive of pediments, while those below are flat. A brick belt course encircles the building below the cornice.

Ground floor windows and doors, on both east and north elevations, appear variously altered. Windows of the second and third floors have also been altered here and there but are essentially double hung with six lights over six. Front facade openings have been altered and the front cornice entrance angled. Two different brick surfaces are visible on the north elevation, suggesting two different building periods or different surfacing techniques. A frieze banding at the first floor height appears to have been removed. The structure has been sand blasted to remove its former covering, resulting in a pitted surface and crumbling mortar. A two story flat-roofed addition occurs at the rear. A one story concrete block garage building has been added to the rear of the two story addition. A fire escape has been added at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is important with respect to the adjacent structure, both of which are important elements of this 19th century block.



Street Furniture: ---

Landscaping: ---

Architectural Evaluation: PS NR X

District Designation: PD CSDDNR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development Zoning GC Public Works Project Vandalism Neglect Other deterioration from surface exposure

ADJACENT LAND USES:

commercial/governmental

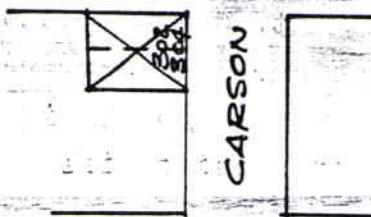
PHYSICAL CONDITION:

Excellent Good Fair Deteriorated APPROXIMATE SETBACK: at the sidewalk

SITE MAP

N

S 3RD ST.



HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1862 Estimated _____ Factual Source: Noreen HumphreysIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built in the early 1860's and as such is one of the oldest remaining commercial buildings in Carson City. The building occupies the corner lot site and dominates the intersection, but relates importantly to 306 and 310 South Carson in terms of general character, age, style and material. The two appear to have been linked historically.

The infill structure that may occur in the center of this very significant block is crucial visually. The design should be most sensitive to the buildings that will surround it in terms of scale, material, color, height, fenestration patterns and overall character, in order not to detract from one of the very few early commercial-full block resources in the city.

This structure served as the Hotel St. Charles, and probably numbered early legislators and mining personell among its clientele. Its restoration would provide a visual focus for the area and could serve as a catalytic force.

The St. Charles Hotel and Pony Express Hotel were remodeled probably in the 1930's to suit that era. The building's were stuccoed and the cornices removed. New signs were attached and the first floor openings somewhat modified.

SOURCES:

Noreen Humphreys
Carson City Guide, 1953

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

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE: REAR OF STORE

Adaptive Use:

Façade Changes: The building surface should be treated if possible to smooth it and the brick repointed. Openings and frieze should be restored according to available evidence.

Zoning:

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 306 and 310 South Carson 08 3-113-03
2. Common Name: Pony Express Hotel BERNARD, DONALD A & C ET AL
3. Historic Name: Muller's Hotel 804 CRAIN STREET
4. Present Owner: Dennis Sayan CARSON CITY NV 89703
5. Address (if not occupant): 804 Crain Street; Carson City, Nevada
6. Present Use: commercial/residential Original Use: commerical/residential

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The two story brick structure is a vernacular representative of the commercial Italianate mode. Virtually bereft of ornamentation, the building's design interest is dependent upon fenestration patterns and the rather wide simple projecting frieze just below the short false parapet. There are five openings at the second floor level, with simple segmental arches, filled-in and fitted with small newer windows. Voussoirs and sills are still in place. There were four first floor openings until the wall between the central openings was removed. Segmented arches top the openings. Windows vary from one light over one to six lights over six, newer casement windows and include some fixed storefront windows.

Alterations include a two story shed-roofed addition at the rear and a one story concrete block addition at the rear of that. A frieze band has been removed, and the second floor window openings have been filled in and windows replaced. The pier between two arched openings at street level has been removed and other window and door openings modified. The building has experienced poor surface treatment by sandblasting, and the surface is now pitted and the mortar is crumbling.

RELATIONSHIP TO SURROUNDINGS:

The structure is important with respect to the taller structure next door, the former Hotel St. Charles. The buildings relate importantly to the other two 19th century buildings on this block.



Street Furniture: ---

Landscaping: ---

Architectural Evaluation: PS NR X

District Designation: PD CSDD 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 *CC* Public Works Project Vandalism Neglect Other some surface
deterioration**ADJACENT LAND USES:**

commercial

PHYSICAL CONDITION:Excellent Good Fair Deteriorated **APPROXIMATE SETBACK:** at the sidewalk**HISTORICAL BACKGROUND:**

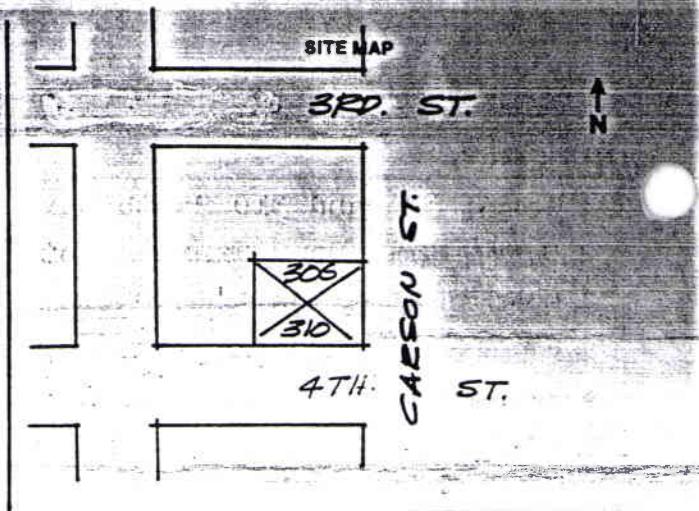
Architect (if known) _____

Builder (if known) _____

Date of Construction 1862 Estimated _____ Factual Source: Noreen HumphreysIs Structure on Original Site? Moved? _____ Unknown _____**SIGNIFICANCE:**

Built in the early 1860's, the structure is one of the oldest remaining commercial buildings in the city. Its existence on this block with three other very early and relatively intact commercial structures, makes the block a very rare one, and each component, a significant resource. The building relates most importantly to the former St. Charles Hotel next door and was visually and possibly physically linked historically to it. They are important as a corner grouping.

The infill structure that may occur in the center of this very significant block is crucial visually. The design should be most sensitive to the buildings that will surround it in terms of scale, material, color, height, fenestration patterns and overall character, in order not to detract from one of the very few early commercial full-block resources in the city.

**SOURCES:**Noreen Humphreys

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

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:**Adaptive Use:**

Facade Changes: Restore correct openings and windows, rework surface to smooth and protect, repaint where needed

Zoning: