

HISTORIC RESOURCES COMMISSION MEETING OF DECEMBER 10, 2009

AGENDA ITEM: F-2

FILE NO: HRC-09-091

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

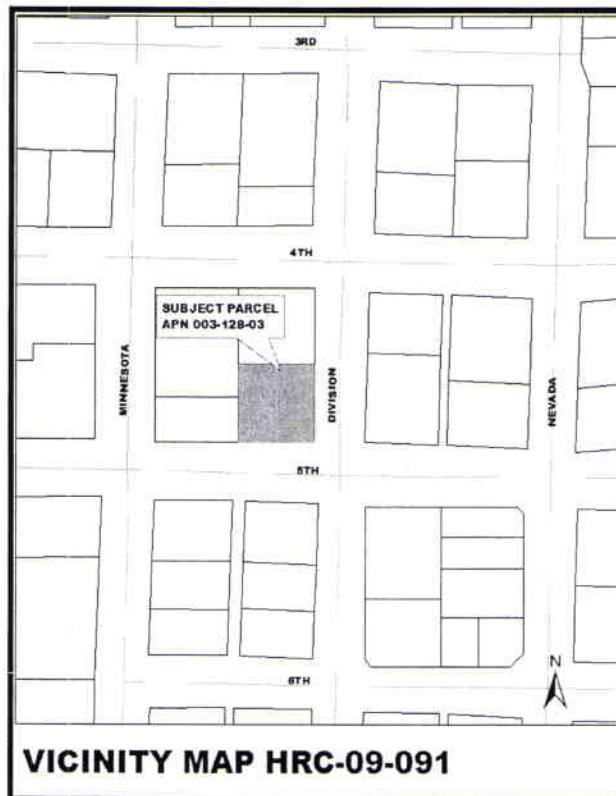
REQUEST: To consider a request from Mike McIntosh, Vital Signs (Thomas J. Gibbons O.D.) to allow the installation of a wooden (single face) freestanding sign, approximately 21 square feet in size and 4.25 feet in overall height, on property zoned Residential Office (RO), located at 444 South Division Street, APN 003-128-03. (Jennifer Pruitt)

APPLICANT: Mike McIntosh, Vital Signs

OWNER: Thomas J. Gibbons O.D.

LOCATION/APN: 444 South Division Street / APN 003-128-03.

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission: "Move to approve HRC-09-091, a request from Mike McIntosh, Vital Signs (property owner: Thomas J. Gibbons), to allow the installation of a wooden (single face) freestanding sign, approximately 21 square feet in size and 4.25 feet in overall height, on property zoned Residential Office (RO), located at 444 South Division Street, APN 003-128-03 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 are to be considered as conditions to the approval."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plans.
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 considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. 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 Interior's Standards.
7. Materials and design shall be compatible with the primary on-site building.
8. The maximum signage shall not exceed 21 square feet and 4.25 feet in overall height, as proposed by this application.
9. Illumination from or upon any signs in the Residential Office zoning district shall be of such a light intensity or brightness that does not distribute light on adjacent areas.

PREVIOUS REVIEWS:

- On June 08, 2006 – The Historic Resources Commission approved the design concept for a new medical office building as appropriate in the Historic District (HRC-06-091).
- On July 26, 2006 –The Planning Commission approved a Variance application from Palmer Engineering Group, to reduce the front-yard setback to 10 feet and to reduce the street-side-yard setback to 5 feet.
- On June 24, 2006 – the building permit was approved by the Planning Division for the recently completed medical office structure.
- On November 24, 2009 – the final inspection of the subject site was approved by the Planning Division.

DISCUSSION:

The recently constructed structure was designed as a neo-Queen Anne residential-style structure. The design includes the following architectural elements on the primary elevations, a bay window with a metal-copper patina roof, a chimney with Eldorado stone tundra brick, variegated steep roofs finished with a Carriage House shingle which offers a one of a kind look that resembles scalloped-edge scalloped-edge natural slate and a porch element.

The Historic Resources Commission approved the design of the building as being quite appropriate for new construction in the Historic District. One characteristic of the Historic District is that the setbacks on the ground are irregular as compared with standardized zoning districts, such as the Residential Office district.

The subject site is located at 444 South Division Street. The site is 7,225 square feet and contains a two story medical office building of 2,706+ square feet, built 2008-2009. The applicant is requesting to allow the placement a sign of approximately 21 square foot, 4.25 feet in overall height, wooden free standing sign. The proposed signage will be located in the southeastern portion of the subject site.

The structure on site was designed in 2006 by Harold E. Morris of Carson City, Nevada. Staff conducted a site visit on November 24, 2009, and verified the existing condition of the subject site and plan provided is accurately represented. It should be noted that the proposed signage has not been already been installed on-site.

Staff notes that the proposed sign meets the Carson City Municipal Code requirements as to square footage limitations, with the maximum allowable area being 32 square feet for any freestanding sign and a maximum height of six feet. At this time, the applicant is proposing 21 square feet non-illuminated signage on the southeastern portion of the subject site.

The Historic District Standards state, in part that:

- All signs must have an appearance, color, size, texture and design, which conform to the sign code and to the historic character of the district. It should be noted that the proposed signage as designed by the Architect is keeping with the period architecture of the historic structure, which is the Queen Ann style. The purposed wood material of the signage has been incorporated to match the period architecture. The orientation of the proposed signage is towards the corner and will be single faced and will not be an overwhelming presence on recently completed site.

PUBLIC COMMENTS: Public notices were mailed to the adjacent property owners of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 25, 2009, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

1. The sign must be installed on private property. It must not encroach onto any street right of way.
2. The sign must not adversely affect site distance for vehicles on either S. Division St. or W. Fifth St.

Building Division comments:

1. This 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.
2. The plan submittal shall identify how the proposed sign will be attached to the 4" x 4" steel posts, and how the supporting steel tabs holding the sign will be attached the 4" x 4" posts.

With the recommended conditions of approval and based on 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-09-091 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

File # (Ex: MPR #07-111)	HRC 09-091
Brief Description	<i>Freestanding non-illuminated sign</i>
Project Address or APN	444 S Division / APN 003-128-03
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>Dec. 2, 2009</i>
Total Spent on Review	

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:

This project consists of the construction of a non-illuminated freestanding sign

GENERAL PLAN SUBMITTAL COMMENTS:

1. This 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.
2. The plan submittal shall identify how the proposed sign will be attached to the 4" x 4" steel posts, and how the supporting steel tabs holding the sign will be attached the 4" x 4" posts.

MEMO

To: Jennifer Pruitt and Kathe Green

From: Rory Hogen

Date: 12/02/09

Re: HRC application 09-091 for sign at 444 S. Division St.

1. The sign must be installed on private property. It must not encroach onto any street right of way.
2. The sign must not adversely affect site distance for vehicles on either S. Division St. or W. Fifth St.

This completes engineering comments. Thank you.

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 -

HRC - 09 - 071

FOR OFFICE USE ONLY:

PROPERTY OWNER

THOMAS J. GIBBONS O.D.

MAILING ADDRESS, CITY, STATE, ZIP

444 S. DIVISION ST, CARSON CITY, NV, 89703

PHONE # 775-882-5963 FAX # 775-882-5371

E-MAIL ADDRESS

EYEDOCMGR01@YAHOO.COM

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT PHONE #

MIKE MCINTOSH / VITALSIGNS 775 884-2990

MAILING ADDRESS, CITY, STATE ZIP

1400 S. CARSON ST. #3

PHONE # 775 8842990 FAX # 775 884-2997

E-MAIL ADDRESS MIKE@VITALSIGNSCC.COM

Project's Assessor Parcel Number(s):

003-128-03

Street Address 444 S. DIVISION ST

89703 ZIP Code

Project's Master Plan Designation

MUR

Project's Current Zoning

RD

Nearest Major Cross Street(s)

DIVISION / FIFTH ST.

**HISTORIC RESOURCES
COMMISSION RECEIVED**

FEE: None

NOV 24 2009

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:

Submittal Deadline: See attached HRC application submittal schedule.

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.

NEW SIGN @ NEW OFFICE / BUILDING

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:

sign @ office

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

THOMAS J. GIBBONS O.D.
Owner's Printed Name

Applicant's/Agent's Signature

MIKE MCINTOSH
Applicant's/Agent's Printed Name

80-821-800

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8001-60



PROPOSED NEW SIGN
NON ILLUMINATED BOARD SIGN
PROPOSED NEW SIGN 21.0 SQ.FT.
ALLOWED 40.0 SQ.FT.

SignCraft, Inc.
Electric Sign Company
2081 SOUTH LOMPA LN. SUITE A
CARSON CITY, NV. 89701
775-841-1149
C6b - NV. LIC. 59265 02/28/12
LIMIT - \$25'000.00

CONTRACTOR
Dee M

CONCEPT	ARTIST :	DALIN
DRAFT	SALES :	DALIN
CLIENT	DATE :	11/23/09
PRODUCTION	DESIGN #	
FINAL	SCALE :	
PERMIT		

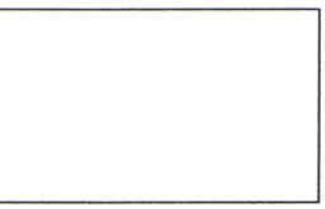


74" x 41" MDO Sign 3/4"
Thick. Custom Paint and
Vinyl Decoration.

S O U T H D I V I S I O N S O N

5TH ST

SIGN LOCATION



SignCraft, Inc.
Electric Sign Company
2081 SOUTH LOMPA LN. SUITE A
CARSON CITY, NV. 89701
775-841-1149
C6b - NV.LIC.59265 02/28/12
LIMIT - \$25'000.00

CONTRACTOR	PRES.	CONCEPT	ARTIST : DALIN
CLIENT: BRISTLECONE EYE CARE	— DRAFT	SALES : DALIN	DATE : 11/23/09
ADDRESS: 444 S. DIVISION ST.	— CLIENT	DESIGN #	SCALE :
	— PRODUCTION		
	— FINAL		
	— X PERMIT		

ARTIST : DALIN	CONCEPT
SALES : DALIN	— DRAFT
DATE : 11/23/09	— CLIENT
DESIGN #	— PRODUCTION
SCALE :	— FINAL

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They are submitted solely in conjunction with a proposal to
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