

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
OCTOBER 14, 2010**

AGENDA ITEM: F-1

FILE NO: HRC-10-083

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

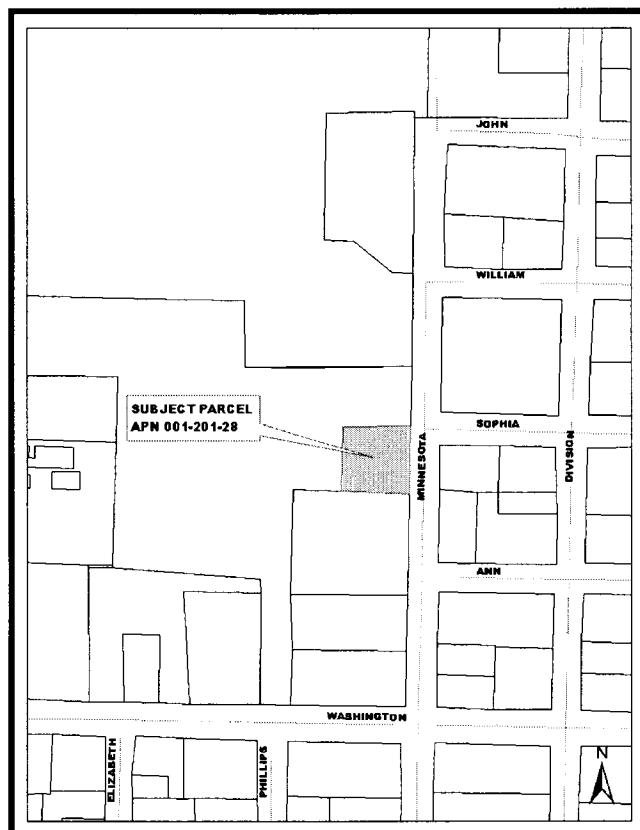
REQUEST: To allow a non-internally illuminated double-faced sign, on property zoned Residential Office (RO), located at 990 N. Minnesota Street.

APPLICANT: Julie's Sign Shop

OWNER: Carson-Tahoe Hospital

LOCATION/APN: 990 N. Minnesota Street/001-201-28

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-10-083, a request from Julie's Sign Shop (property owner: Carson Tahoe Hospital) to allow a non-internally illuminated double-faced sign, 24 square feet, on property zoned Residential Office (RO), located at 990 N. Minnesota Street, APN 001-201-28, 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 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 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.
7. The applicant shall use the materials on the proposed sign approved by the HRC.
8. The maximum signage shall not exceed 24 square feet.
9. This sign shall not be internally illuminated.
10. 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. Provide structural calculations for wind loading and footing design with the required Building Permit submittal.
11. Exterior illumination measures shall be included with the building permit required for this sign. The Planning Division will review and approve all exterior lighting measures prior to installation.
12. The freestanding sign shall not exceed six feet in overall height.
13. The proposed signage location is in the Carson City right-of-way and will require an encroachment permit from the Engineering Division.

DISCUSSION:

The existing site is zoned Residential Office (RO). Staff conducted a site visit on October 05, 2010. The subject parcel is 11,164 square feet in size. There is currently a professional office located on site of 1,643 square feet, built in 1922 by the owner/builder DeWitt Adams. DeWitt Adams and wife, Meta purchased the subject parcel in 1922 through a court sale.

This request includes an approximately 24 square feet-double sided, non-internally illuminated sign to be located on the Minnesota Street frontage of the property using wood posts. The posts are four inches by four inches with an ornamental cap feature at the top. The proposed sign will be manufactured from a wood material and the colors will be as shown on the rendering provided by the applicant.

The applicant is proposing to locate the sign south of the existing walkway within the lawn area adjacent to the subject site. The proposed signage location is in the Carson City right-of-way and will require an encroachment permit from the Engineering Division.

The Adam's house has been identified on the National Register of Historic Places since 1999. The Adam's House is a one story, wood framed and sided office, and is rectangular in plan. The structure is a good example of the Craftsman Bungalow style of residential architecture in Carson City as noted in the Carson City Resources Inventory of 1980. The significance of the Craftsman style is tied to the American Arts and Crafts Movement, which was introduced in the United States at the 1876 International Exposition in Philadelphia and the 1893 Exposition in Chicago.

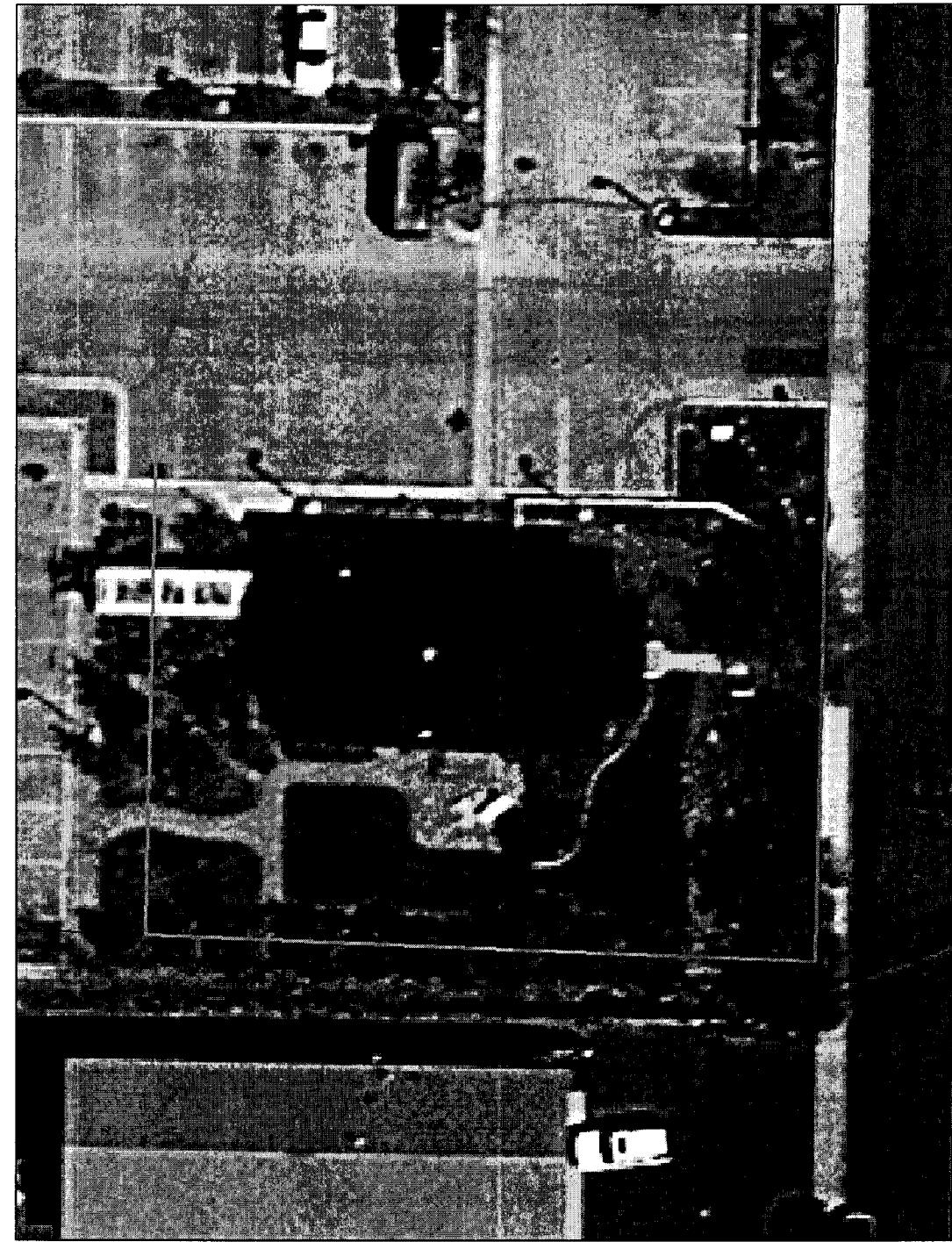
The Adams House was slated for demolition to make room for a parking lot for Carson-Tahoe Hospital, when local preservationists appealed to the Hospital to save it. In response, the Hospital turned the building over to the Hospital Foundation, which has completed an exemplary restoration project.

Signage in Carson City is regulated by the Carson City Municipal Code Division Four (Signs). This request meets the standards documented in Division Four below.

4.7.3 Office Building Uses.

- a. Permitted signs:
 - (1) One freestanding sign not to exceed a maximum of 32 square feet.
 - (2) Wall sign(s) measuring one square foot for each lineal foot of building frontage not to exceed a maximum of 15 feet per street frontage.
 - (3) One wall directory sign, not to exceed a maximum of one square foot of sign area for each occupant of an office building.
 - (4) One address sign not exceeding four square feet in area.
- b. The maximum freestanding sign height shall be six feet in the Residential Office and General Office zoning districts and 20 feet in any other non-residential zoning district.

- c. Illumination from or upon any signs in the Residential Office or General Office zoning districts shall be of such a light intensity or brightness that does not distribute light on adjacent areas.
- d. Materials and design shall be compatible with the primary on-site building.



In the Carson City Historic District Design Guidelines the following guidelines are applicable with the proposed project:

5.23 Guidelines for Signs

Signs in the Historic District are governed by both this Division and Division Four 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. Signs should also closely match stylistically with the architectural style of the building. 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.

PUBLIC COMMENTS: Public notices were mailed to the adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of October 08, 2010, 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. Development Engineering has no preference or objection to the request.
2. The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. The sign location does not appear to create a sight distance issue. However, the Minnesota St. right of way is 66 feet wide here, 33 feet from the center of the street to the property line. The sign location appears to be in the street right of way and will probably need a Carson City Encroachment Permit approved and on file.

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: Installation of a free standing sign, to replace an existing sign on site.

General

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. Provide structural calculations for wind loading and footing design.

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-10-083 subject to the recommended conditions of approval within this staff report.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEEP AP
Principal Planner

Attachments:

Application (HRC-10-083)
Carson City Engineering Division comments
Carson City Building Division

Carson City Engineering Division
Historic Resources Commission Report
990 N. Minnesota St.
File Number HRC 10-083

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: April 29, 2010

SUBJECT TITLE:

Review of a Historic Resources Commission application for a sign along the frontage of the business at 990 N. Minnesota St., apn 01-201-28.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. The sign location does not appear to create a sight distance issue. However, the Minnesota St. right of way is 66 feet wide here, 33 feet from the center of the street to the property line. The sign location appears to be in the street right of way and will probably need a Carson City Encroachment Permit approved and on file.

File # (Ex: MPR #07-111)	<i>HRC-10-083</i>
Brief Description	<i>Sign</i>
Project Address or APN	<i>APN #001-201-28</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>October 14, 2010</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

New free standing sign

General

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. Provide structural calculations for wind loading and footing design.

RECEIVED

SEP 27 2010

CARSON CITY
PLANNING DIVISION**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 - 10 -****HRC - 10 - 083**

Carson-Tahoe Hospital

PROPERTY OWNER

990 N. Minnesota St., Carson City, NV 89703

MAILING ADDRESS, CITY, STATE, ZIP

1600 Medical Parkway

PHONE #

775-445-5437

FAX #

775-445-5451

E-MAIL ADDRESS**Name of Person to Whom All Correspondence Should Be Sent**

Julie Wilson/Julie's Sign Shop 775-746-4337

APPLICANT/AGENT**PHONE #**

4579 Longley Ln.

MAILING ADDRESS, CITY, STATE ZIP

Reno, NV 89502 775-355-7728

PHONE #

thesignchicks@sbcglobal.net

FAX #**E-MAIL ADDRESS****Project's Assessor Parcel Number(s):**

001-201-28

Street Address**ZIP Code**

990 N. Minnesota St. Carson City, NV 89703

Project's Master Plan Designation

MUR

Project's Current Zoning

RO (Residential Office)

Nearest Major Cross Street(s)

W Williams St./W Washington St.

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.

Manufacture and install one (1) non illuminated routed MDO (medium density hardwood) overlayed with 3M vinyl

laminated graphics per approved artwork. Design to match existing building sign. Installed with 4" x 4" x 8' routed

custom painted posts with top caps, utilizing concrete footings.

FOR OFFICE USE ONLY:**HISTORIC RESOURCES**CARSON CITY
PLANNING DIVISION**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:

Submittal Deadline: See attached HRC application submittal schedule.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain: Carson City sign permit required

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:

Tenant identification.

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.

Amber

Ann Beck

Owner's Printed Name



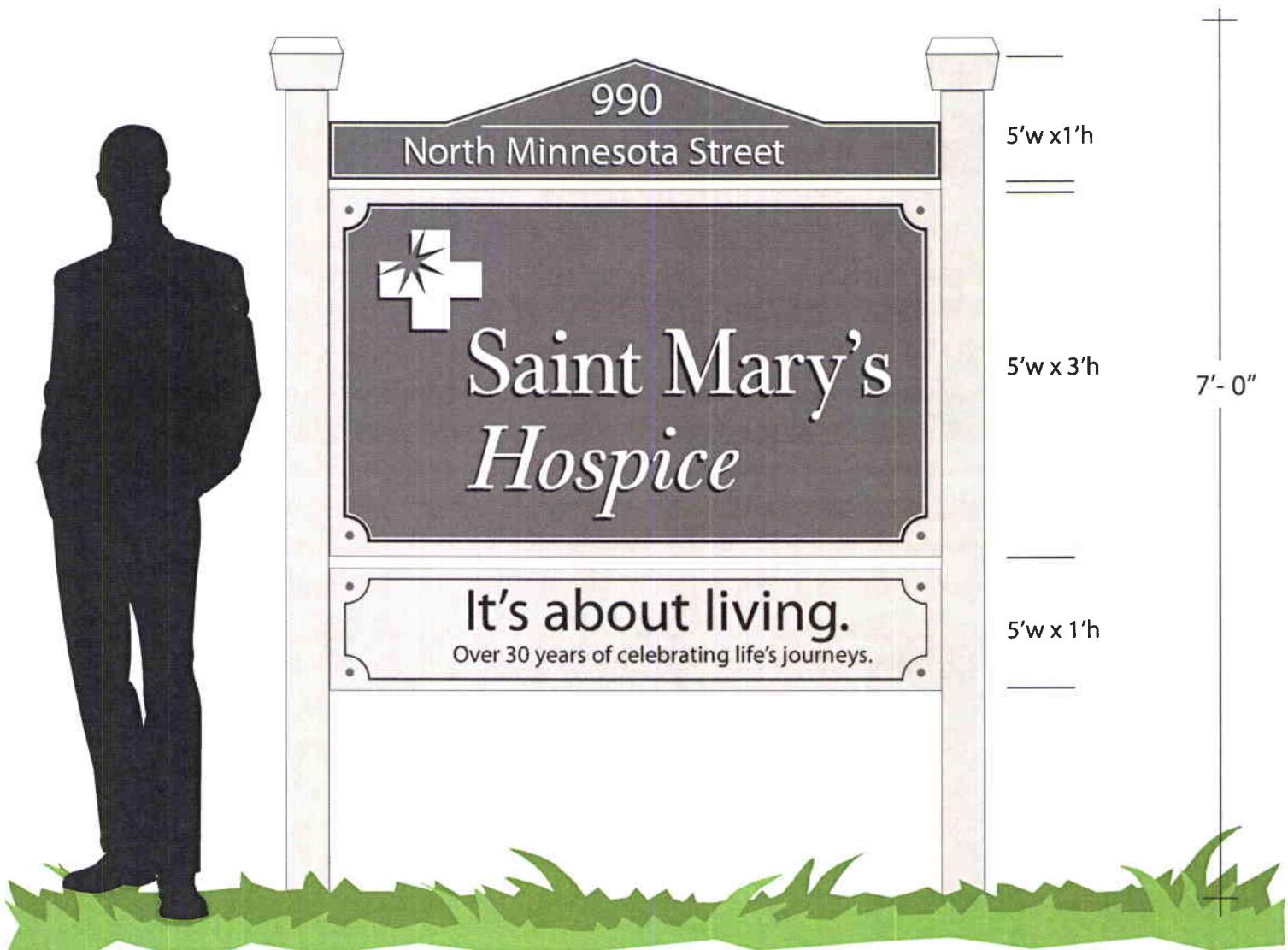
Applicant's/Agent's Signature

Christine Harkness

Applicant's/Agent's Printed Name



TO MANUFACTURE AND INSTALL ONE:
3' X 5' DOUBLE SIDED WOOD SIGN WITH
TWO SMALLER ADDITIONAL SIGNS. THE
SIGNS ARE MOUNTED BETWEEN TWO
ROUTED POSTS. THE POSTS, SIGNS AND
THE CAPS ARE PAINTED TO MATCH
EXISTING BUILDING.



3/4" = 1'



Layout By: Ccris
Date: 9/25/10
Client: R & R Partners

This drawing is to represent design conception only. All sizes are approximate. All colors and materials to be determined.

THIS DOCUMENT IS AN ORIGINAL AND UNPUBLISHED PIECE OF WORK CREATED AND PREPARED BY JULIE'S SIGN SHOPPE. IT CONTAINS INFORMATION THAT IS PROPRIETARY TO JULIE'S SIGN SHOPPE. THE SHARING, REPRODUCTION, COPY, DISTRIBUTION OR ANY OTHER USE OF THIS DOCUMENT AND ITS CONTENTS IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF JULIE'S SIGN SHOPPE.

Phone **775-746-4337**
Fax **775-355-7728**
4579 Longley Lane, #2 Reno, NV

ADAMS HOUSE

SCALE: $\frac{1}{4}'' = 2'$

PARKING LOT

North.

IRRIGATION LEGEND

- Step, Waste and Backflow
- Hunter Pro 504 Heads at 10' - 15' spacing in lawn areas - 15 GPM
- Direct to all valves

I gal to I gal

2 gal to 2 gal
4 to 8 gal for trees

Tutor located in Pump 1

NO ON SITE PARKING. PARKING
ALLOWED ONLY ON STREET &
ADJACENT HOSPITAL LOT.

H-99/00-26

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 990 N. Minnesota

Location: West side of N. Minnesota between Ann and Sophia

Construction Date: 1922 (SHPO)

Historical Background

This house is a unique property for several reasons. It was constructed in the Craftsman bungalow style. Very few homes were built in that architectural style in Carson City, although they are common in Reno. Additionally, this home was occupied by the members of one family from the time it was built until it was sold and converted to its current use as office space for Carson-Tahoe Hospital.

DeWitt Adams bought this land in 1920. At that time he listed his occupation as "driver." Three years previously he had been working as a clerk for A. G. Meyers. Adams began building the house in 1920, probably using plans purchased through a catalog. The house was almost finished when DeWitt, Meta, and five children Robert, Walter, Jasper, Margaret and Maurice moved in. The Adams turned their home into an urban farm where they raised chickens for eggs and meat, and grew fruits and vegetables.

In 1923, DeWitt Adams was a clerk again with A. G. Meyers. By 1927 Ellen Adams, widow of Robert Adams, had moved into the family home. Meta Adams died in 1930 at the age of 38. DeWitt Adams was working as a janitor at the State Capitol building in 1937.

Adams was still working at the Capitol in 1948. Three of his children were living at home, and pursuing a variety of occupations. Margaret Adams was a bookkeeper for A. G. Meyers Co. Maurice Adams was an electrician employed by G. A. Martin. Jasper was living at home but listed no occupation.

In 1999 the Adams bungalow was placed on the National Register of Historic Places.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census; *Nevada Appeal*