

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 10, 2014**

FILE NO: HRC-14-054

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a request from RCM Realty Group (property owner DSE#4 LLC) to install new signage on the exterior building walls facing Nevada Street and Spear Street on property zoned Residential Office (RO), located at 503 North Nevada Street, APN 003-222-05.

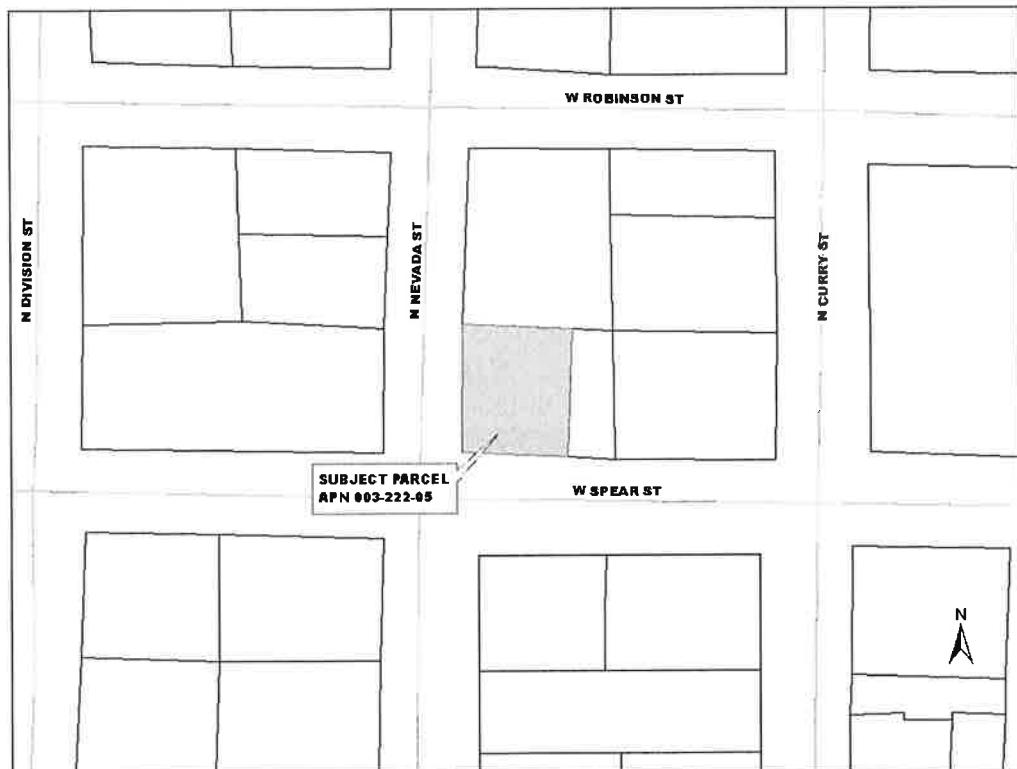
APPLICANT: RCM Realty Group

OWNER: DSE#4 LLC

LOCATION: 503 North Nevada Street

APN: 003-222-05

RECOMMENDED MOTION: "I move to approve HRC-14-054, a request from RCM Realty Group (property owner DSE #4 LLC) to install new signage on the exterior building walls facing Nevada Street and Spear Street on property zoned Residential Office, located at 503 North Nevada Street, APN 003-222-05, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. A Sign Permit issued through the Building Division will be required.
6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the Sign Permit application.
7. An encroachment permit will be required if any portion of the hanging sign is in the public right-of-way. The sign must maintain a minimum height clearance of eight feet from the bottom of the sign to the sidewalk.
8. Provide details with the Sign Permit application of the method of attachment to the structure.
9. HRC 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 Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- SUP-08-124 Conversion from a four apartment building to an office, and to allow shared parking with a lot across the street.
- HRC-08-117 Renovate and refurbish a four apartment building into an office.
- MPR-08-102 Renovate and refurbish a four apartment building into an office.

DISCUSSION:

This property is known as the Brogher House and was formerly part of the Brogher Mansion property at 205 North Spear Street. The structure is a two story vernacular built

in 1915. The subject site is 3,332 square feet and is located on the northeastern corner of Nevada Street and Spear Street. The building was converted from a four apartment use into an office building under the reviews listed above in 2008. The building is approximately 2,948 square feet.

The applicant is proposing to place two signs on the building, one facing Nevada Street and one facing Spear Street. The sign on Nevada Street is proposed to be a hanging sign, extending approximately 30 inches over the sidewalk. The dimensions of the proposed sign are 16 inches high by 25 inches wide. A metal hanger is proposed above the sign, with dimensions 12 inches high by 30 inches wide. The total sign area would be approximately 28 inches high by 30 inches wide. The overall size of the sign is shown as 3.75 square feet with three square feet of proposed sign area. The second sign is proposed as a wall sign on the Spear Street side of the building, with dimensions at 24 inches high by 36 inches wide, or six feet of overall sign area.

Pursuant to Carson City Development Standards, Division 5 – Historic District, the sections outlined below apply to the proposed improvements for signage.

5.23 Guidelines for Signs

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. 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.

The proposed signage is not excessively large and is not proposed to have lighting or illumination of any kind. The proposed signage finishes and colors are very subtle and are compatible with the buildings in the Historic District.

The Carson City Development Standards, Division 4.7.3 Office Building Uses allows all office buildings to have a maximum of 15 square feet of signage per street frontage. In addition, Carson City Municipal Code, Section 18.06.135, states that signs in the Historic District shall be limited to a single sign for each street frontage. The proposed signage meets these requirements.

Included in the recommended conditions of approval is a requirement to provide the method of attachment of the signs to the building as a part of the Sign Permit, to obtain an encroachment permit from the Carson City Engineering Division for any portion of the signs that extend over the public right-of-way and to maintain a minimum clearance of eight feet above the adjacent grade.

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 on June 27, 2014. As of the completion of this staff report, no comments have been received in response to the proposed improvements.

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.

Building Division comments:

Provide detail on the Building Permit for attachment of the signs to the structure.

Engineering Division comments:

An encroachment permit will be required if any portion of the hanging sign is in the public right-of-way. The sign must maintain a minimum height clearance of eight feet from the bottom of the sign to the sidewalk.

With the recommended conditions of approval and based upon the project complying with the 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 the application submitted for HRC-14-054 subject to the recommended conditions of approval within this staff report, including moving the fence to a point within or on the property lines.

Attachments:

- Site Photos
- Building and Engineering Comments
- Historical Surveys
- Application (HRC-14-054)



HRC-14-054

July 2, 2014

Building: Details on the attachment of the signs to the structure will be required.

Engineering: An encroachment permit will be required if any portion of the hanging sign is in the public right-of-way. The sign must maintain a minimum height clearance of eight feet from the bottom of the sign to the sidewalk.

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



ADDRESS: 503 N. Nevada

LOCATION: Southeast corner N. Nevada and W. Spear

CONSTRUCTION DATE: 1915 (assessor)

HISTORICAL BACKGROUND

This property was originally part of a parcel that encompassed most of the southern portion of this block on Spear Street between N. Nevada and N. Curry. According to the 1907 Sanborn map this parcel was a vacant parcel behind the Brougher-Bath Mansion at 204 W. Spear. Assessor's records date the building on the lot in 1915.

Julia Brougher sold the property to Ernest H. Bath, who was the postmaster, in 1936. Bath sold the west portion to C. M. Wolf that same year. It sold to J. C. Choate in 1938, then to J. P. Fodrin and his wife in 1941. In 1937 Jacob Fodrin was a deputy clerk with the U. S. District Court, and Rose Fodrin was a bookkeeper at the Stone Meat Market. They resided at 401 N. Pratt.

In 1948 a number of individuals were living in the building

at 503 N. Nevada. William H. and Billie J. Byrne were living there. **Billie Byrne** was a clerk at the Arlington Hotel. **William Byrne** was a dealer. **Mrs. Esther M. Curtis**, working as a clerk, was at that address in 1948. **Kath Dondero**, a clerk in the Governor's Office, was also there.

The property remained in the Fodrin family until the 1970s.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1860, A. J. Van Winkle, H. Raymond F. M. Proctor, J. Riddle; 1867, J. D. Winters; 1868, A. W. Nightengill, William Wallace, Joseph Rosenstock; 1875, George Turney; 1883, George Tufty, Otto Schultz; 1903, Julia Brougher; 1904, Wilson Brougher; 1936, E. H. Bath

SOURCES:

Stewart Title; 1907 Sanborn map; Carson City Directories

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

1. PROPERTY NAME

1A. Historic Name

Brougher House

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1B. Current/Common Name

503 N. Nevada St.

2. PROPERTY ADDRESS

Street Address	503 N. Nevada St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	DSE #4 LLC
Mailing Address	503 N. Division St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-222-05

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

5B. Historic Use

<input checked="" type="checkbox"/>	Residential	Commercial	Religious
	Educational	Governmental	Industrial
	Other (please specify)		

6. CURRENT ACCESS

<input checked="" type="checkbox"/>	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.08		Estimated
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8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260920E 4338730N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)

9. RESOURCE DESCRIPTION**9A. Resource Type**

<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Structure	<input type="checkbox"/>	District	<input type="checkbox"/>	Object	<input type="checkbox"/>	Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

<input checked="" type="checkbox"/>	Basement	<input checked="" type="checkbox"/>	Number of stories
<input checked="" type="checkbox"/>	Porch	<input checked="" type="checkbox"/>	Balcony
	Dormer(s)	<input checked="" type="checkbox"/>	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-25 Hardiplank
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

No style

10D. Construction Date(s)

1915		Circa
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10E. Date(s) of Significance

1915

10F. Historic Resource Theme (See Appendix C)

Land Usage: Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed		Date Listed				
X	Eligible under:						
X	Criterion A		Criterion B	X	Criterion C		Criterion D
	Other (specify)						
	Not Eligible						
	Unevaluated						

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Brougher House

City, County: Carson City

Section No. 9G, 11

Page No. 5

The two-story frame building retains its original hip-roofed form but most other exterior features and finishes date to a remodeling approved in 2009 according to a design by BSA Construction LLC. On the front is a two-tier porch with a hipped roof with center decorative gable, square columns, and a solid railing with more open metal-railing panels. An exterior stair climbs to the second tier on the north side. Other features include fake 2/2 windows and wood and glass panel doors.

According to Anita Watson, this was formerly part of the Brougher Mansion property at 204 N. Spear. Assessor records indicate a date of construction of 1915 for the building. In 1936 Julia Brougher sold the property to Carson City postmaster Ernest H. Bath. Jacob P. Fodrin acquired the building in 1938 and ten years later was using it as an apartment house. The property remained in Fodrin family ownership until the 1970s.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Watson, Anita. "Historical Survey Carson City Historical District: 1860-1948
Occupational and Residential Assessment, Proctor & Green and Curry
Subdivisions." Report, 1998.



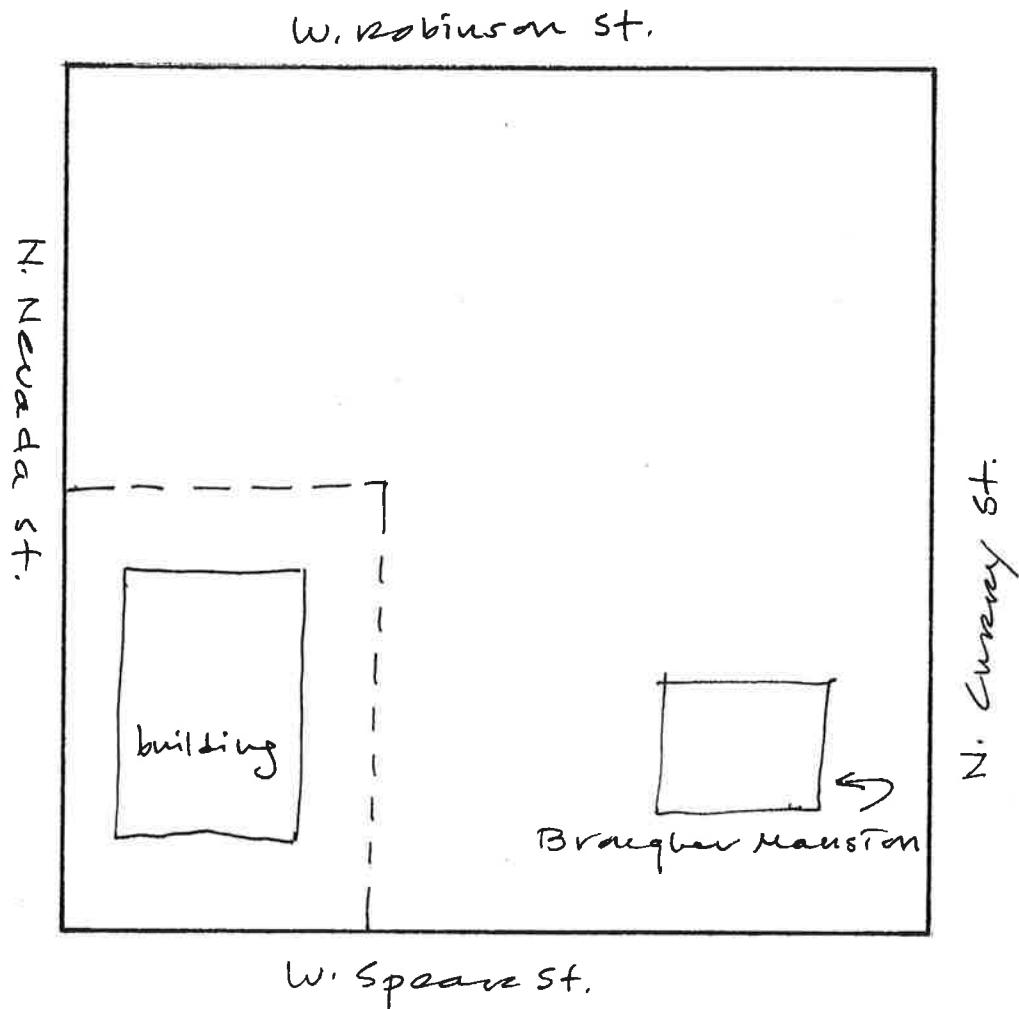
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Brougher House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # HRC - 14 - 057

RCM Realty Group 232-4188
APPLICANT PHONE #
503 N. Nevada St CC NV 89703
MAILING ADDRESS, CITY, STATE, ZIP
heidi.mcfadden@outlook.com
EMAIL ADDRESS
DSE #4 (contact Debbie) 2835555
PROPERTY OWNER PHONE #
503 N. DIVISION ST CC NV 89703
MAILING ADDRESS, CITY, STATE, ZIP
dvaughan@healthcarecpas.com
EMAIL ADDRESS
HEIDI MCFADDEN 232-4188
APPLICANT AGENT/REPRESENTATIVE PHONE #
503 N. Nevada St
MAILING ADDRESS, CITY, STATE ZIP
heidi.mcfadden@outlook.com
EMAIL ADDRESS

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

FEE: None

SUBMITTAL PACKET

RECEIVED

JUN 23 2014

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets Application form, maps, supporting documentation (1 Original + 15 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.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
00322205	503 N. NEVADA ST	89703
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
	RO	NEVADA & SPEAR

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.

Two signs to be installed on the buildings exterior wall facing nevada Street and facing Spear Street.



RCM CIRCILE LOGO: 6.5"
REALTY GROUP Text Height: 1.50"
ADDRESS Text Height: 1.50"

Closed Cell PVC Sign Blank (1/2" Thick)
Mounted Calender Vinyl Graphic
With Matte Laminate Protectant.



503



SPEAR STREET SIDE



Circle = 8.5"

LOGO TEXT = 2.5"

ADDRESS = 2.5"

6 SF
g^oss

ecured Tax Payment Inquiry 6/23/14 13:33:47 TC0100B

Parcel #..... 003-222-05
Property Loc... 503 N NEVADA ST
Billed to..... DSE #4 LLC
503 N DIVISION ST
CARSON CITY, NV 89703-0000

2014 Roll #...: 004852
District.....: 1.5
Tax Service...:
Land Use Code: 410

Outstanding Taxes:	Monthly Interest	Amount	.03		
Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due

No Prior Year Taxes

Current Year

08/19	378.03		378.03	378.03	.00
10/07	377.00	15.08	392.08	392.08	.00
01/06	377.00	37.70	414.70	414.70	.00
03/03	377.00	73.89	450.89	446.86	
Totls	1,509.03	126.67	1,635.70	1,631.67	4.03

F9=Scan >/< >

F12=End F13>Show History F14=Print Summary F17=Assessor's File Inquiry