

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 10, 2015**

FILE NO: HRC-15-076

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: Approval of a request from Alpine Signs (property owner: Minnesota Street Properties, LLC) to install a double-faced freestanding sign on property zoned Residential Office (RO), located at 707 N. Minnesota Street, APN 003-235-01.

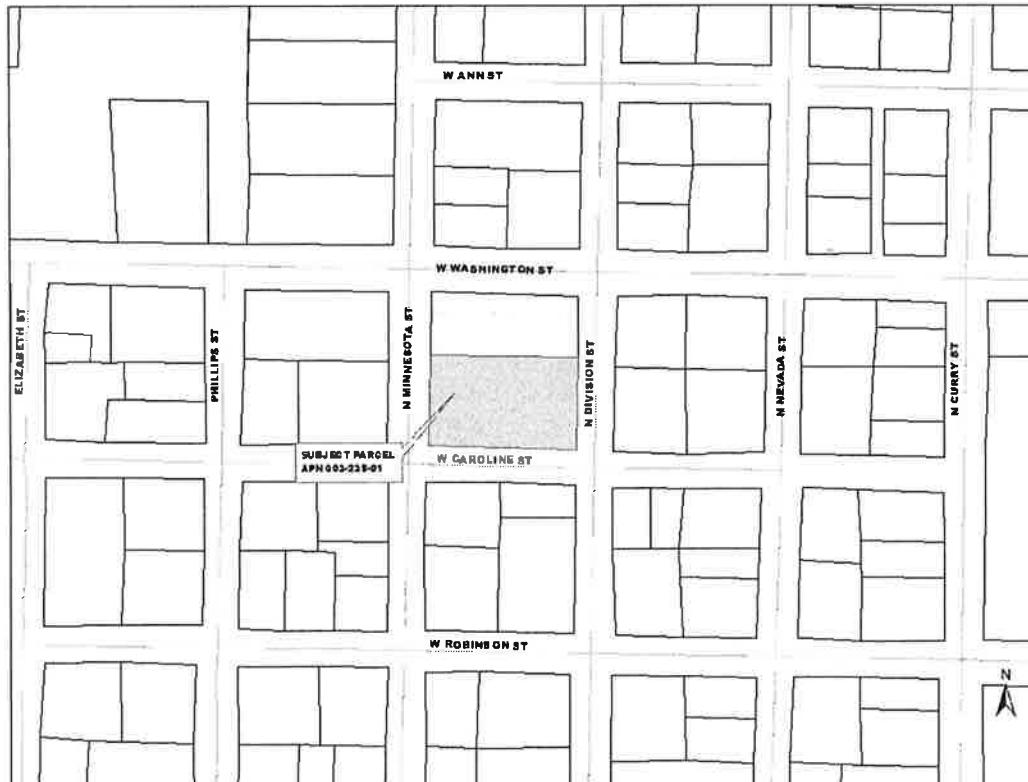
APPLICANT: Alpine Signs

OWNER: Minnesota Street Properties, LLC

LOCATION: 707 N. Minnesota Street

APN: 003-235-01

RECOMMENDED MOTION: "I move to approve HRC-15-076, a request from Alpine Signs (property owner: Minnesota Street Properties, LLC) to install a double-faced freestanding sign on property zoned Residential Office, located at 707 North Minnesota Street, APN 003-235-01, 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. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
8. Any repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code and 2012 Northern Nevada Amendments.
9. All contractors are required to carry State and local license.
10. 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:

None

DISCUSSION:

The subject property is a one story building that was the site of the original West Side Hospital, constructed in 1860. A large addition was built on the west side of the historic structure in 1986, according to the Assessor's records. The building has been vacant for the past few years but prior to that it housed medical offices. The building is approximately 4,992 square feet.

The applicant is proposing the placement of a double-sided freestanding sign on the western side of the property, at the entrance of the existing parking lot from Minnesota Street. The freestanding sign is approximately four feet tall by four feet wide, with a 20 inch base from ground level to the bottom of the signage. The total size of the sign is 16 square feet. The sign is proposed to be constructed of wood with aluminum overlays to accommodate the names of the building's tenants. The sign will be supported by two four-inch by four-inch wood posts with decorative tops.

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 one freestanding sign not to exceed 32 square feet. 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.

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 August 28, 2015. 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:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Any repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code and 2012 Northern Nevada Amendments.
3. All contractors are required to carry State and local license.

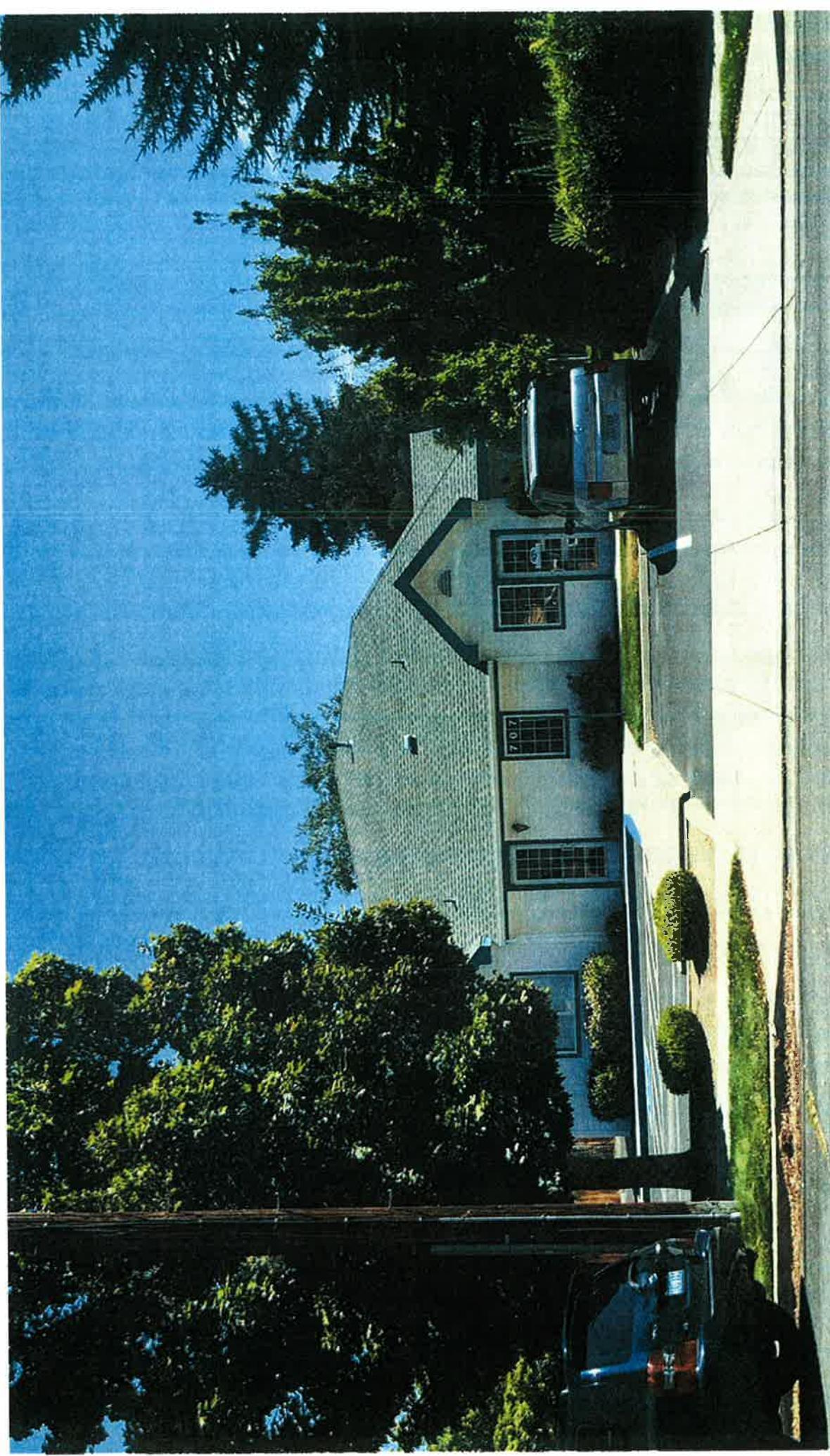
Engineering Division Comments:

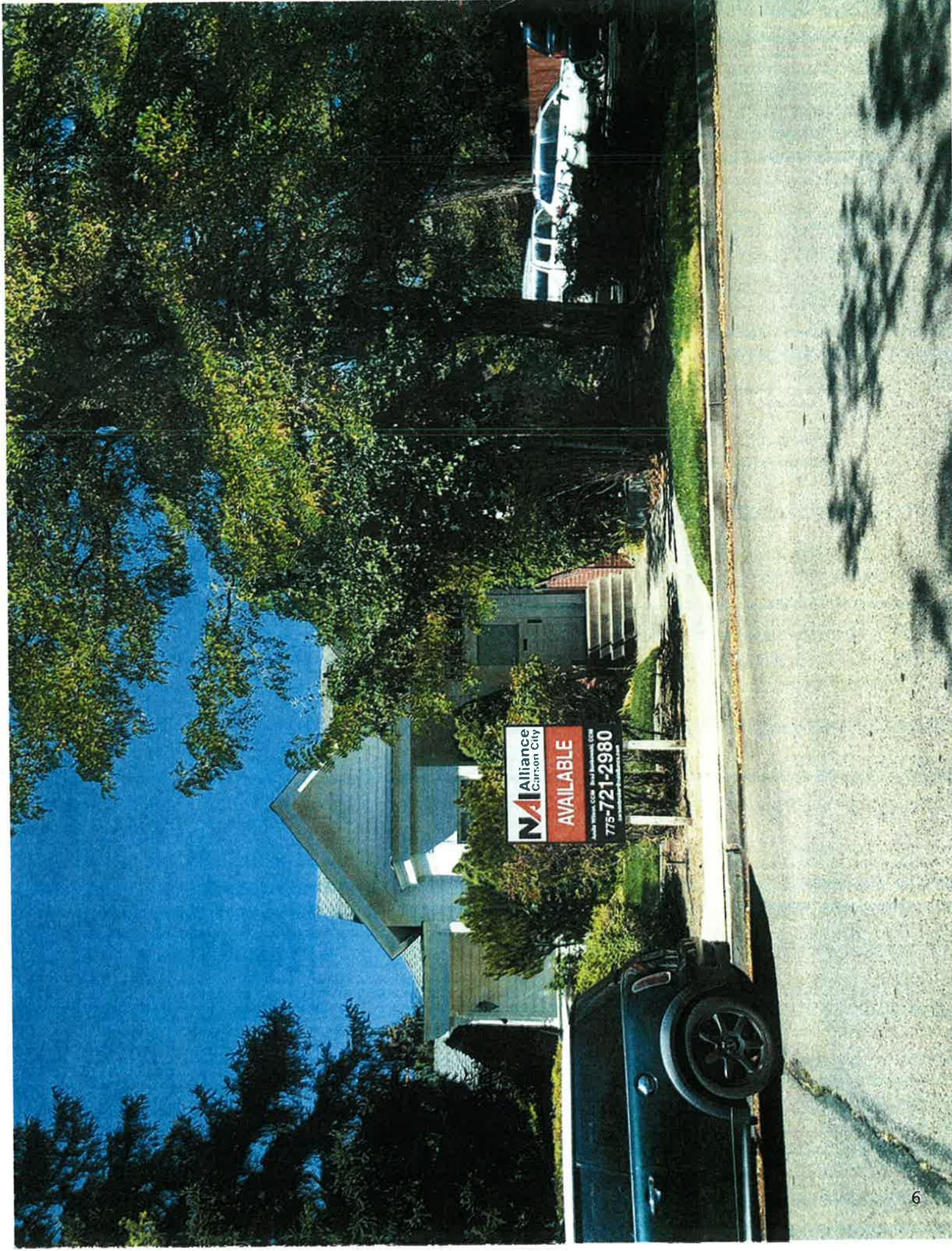
No preference or objection to the request. There is a possible fault zone on the site.

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-15-076 subject to the recommended conditions of approval within this staff report.

Attachments:

Site Photos
Building and Engineering Comments
Historical Survey
Application (HRC-15-076)





RECEIVED

AUG 31 2015

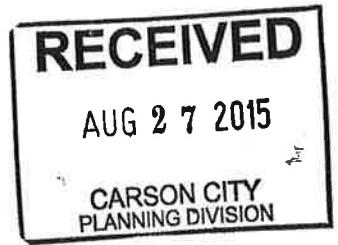
CARSON CITY
PLANNING DIVISION

August 31, 2015

HRC 15-076:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Any Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623



Carson City Engineering Division
Historic Resources Commission Report

707 N Minnesota St
File Number HRC 15-076

To: Historic Resources Commission
From: Rory Hogen, E.I.
Date: August 27, 2015

Subject Title:

Review of a Historic Resources Commission application for a free standing sign at 707 N Minnesota St, apn 03-235-01.

Recommendation:

Development Engineering has no preference or objection to the request

There is a possible fault zone on site.

Discussion:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

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

1. PROPERTY NAME

1A. Historic Name

--

1B. Current/Common Name

707 N Minnesota St.

2. PROPERTY ADDRESS

Street Address	707 N Minnesota St
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Minnesota Street Properties LLC
Mailing Address	907 Spencer St., Carson City, NV 89701
Assessor's Parcel Number (APN)	003-235-01

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

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

5B. Historic Use

	Residential		Commercial		Religious
	Educational		Governmental		Industrial
X	Other - Institutional				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

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

Zone 11 260753E E 4338858N (NAD27) (Approximate)
--

8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian
--

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

X	Building	Structure	District	Object	Site
	Other (specify)				
	Contributing element to a historic district (specify district name)				

9B. Exterior Resource Features

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-19 Shiplap; ES-25 Other – manufactured wood
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/FeaturesAssociated structures/features (submit *Associated Structures Summary*) Yes X No**9I. Integrity**

<input checked="" type="checkbox"/>	Original site		
<input checked="" type="checkbox"/>	Altered (describe on continuation sheet)	Date altered	1996; see 9I
	Moved	Date moved	
Moved from			

9J. Condition

<input checked="" type="checkbox"/>	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)

Neo-eclectic

10D. Construction Date(s)

1860

Circa (Assessor)

10E. Date(s) of Significance

1996

10F. Historic Resource Theme (See Appendix C)

Townsit Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed		Date Listed			
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
X	Not Eligible for the National Register					
	Unevaluated					

10H. Justification

Building is lacking in integrity; see 9I

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

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

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 707 N Minnesota St

City, County: Carson City, County

SECTION NO. 9G PAGE NO. 3



East and north facades

This is a one-story building consisting of the original building, at the corner of Caroline and Division Streets, with a large addition to the west, addressed as 707 N. Minnesota Street. The original building, which has a construction date of 1860 according to Assessor records, was the original West Side Hospital. Today it is a medical clinic. The new portion of the building was constructed in 1996.

The entire building is a large structure occupying a full half block, with an irregular footprint. Parking is located west and north of the building. It is wood frame construction with horizontal board siding on the original portion and manufactured wood siding on the new portion. The foundation is perimeter concrete and the roof is composition shingle.

The original portion of the building, which is centered on the lot facing Division Street, has a double-gable roof facing west with cross gables facing north, south and east. The west-facing gable to the north on the east façade is larger than the gable on the south side. Below the gables is a very shallow hipped roof which spans the two canted bays and recessed entry underneath. To the left (south) of this front façade is a shallow-pitched

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 707 N Minnesota St

City, County: Carson City, County

SECTION NO. 9G PAGE NO. 3

shed roof which covers a second front entry, facing south. It is supported by a single turned post. This portion of the front building is new, dating to 1996.

The west-facing front entry is under the left side of the larger, northerly bay, centered between the bay windows. It has a broad, paneled door with a single fixed light in the upper portion. Above is a multi-light transom window with colored glass. Above this, between the transom and the porch ceiling is a heavy architrave lintel mounted on decorative console. The entry is accessed via four concrete steps, which are flanked by a low brick walls and a tubular metal rail. The bays on each side of the entry extend nearly to the ground. They each have two vertically-oriented lights in the center and a narrow, single light on the canted face. Below each of these lights is another fixed light that extends from about 4'-0" above grade to the floor plate. Above the upper lights is a simple panel and above that a deep, plain frieze.

On the south-facing façade of this portion of the building, the original gable with broad frieze band is above, and the newer addition with a nearly flat shed roof is below. The porch is supported by a turned post on an enclosed rail. The entry door has a large single light with false muntins. The face of this addition has two multi-light windows with vinyl frames, narrow surrounds and false muntins. The north-facing gable on this portion of the building has also been re-configured. It has a multi-light window closely centered under the gable, and another multi-light window to the left. Under the gable is a round, louvered vent.

The main, newer portion of the building has a large, over-arching broken hip roof, with lower projecting gables on the north, south and west facades. The ridgeline for this roof is slightly lower than that of the gable end on the original structure. The south-facing gable forms a continuous plane with the roof of the older structure on the south face, but is slightly lower than the original roofline on the north face. The ridgeline extends east-west, paralleling Caroline Street. Siding is manufactured wood siding in a horizontal board design. This portion of the building has a perimeter concrete foundation and composition shingle roof. Windows are vertically oriented; multi-light windows with fixed single or two-light sliding sash, vinyl frames, narrow simple surrounds, and false muntins. Surrounds are narrow, of manufactured wood. Eaves are narrow, fronted by a fascia board and false eave returns on the gable ends. The vents under the gable ends have a half-round shape and louvers. The main entrance on the west façade has two entry doors. The main entrance on the north façade has an entry door under a projecting gable.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 707 N Minnesota St

City, County: Carson City, County

SECTION NO. 91 PAGE NO. 3

Changes over time. The Assessor data for this building provides a date of 1860. The building appears on the 1875 bird's-eye illustration of Carson City on an otherwise vacant block (except for a small building in the northwest corner), surrounded by trees. It appears on the 1885 Sanborn map with a stable and two sheds in the northwest corner, but otherwise in apparently the same configuration as shown in the earlier drawing. The building remained identical through the 1941 Sanborn map.

In 1996 houses at 412 Caroline Street and 703 Minnesota Street and a portion of the house at 706 N. Division (the original hospital) were demolished to make way for the new 4,980 sq. ft. medical office building. Approximately half of the original building, which had been expanded from 1941, was removed; the rear portion and additions on the north and south façades of the front portion. The new addition was constructed in 1996.

The building retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, feeling and association.

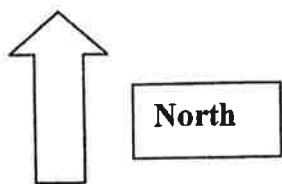
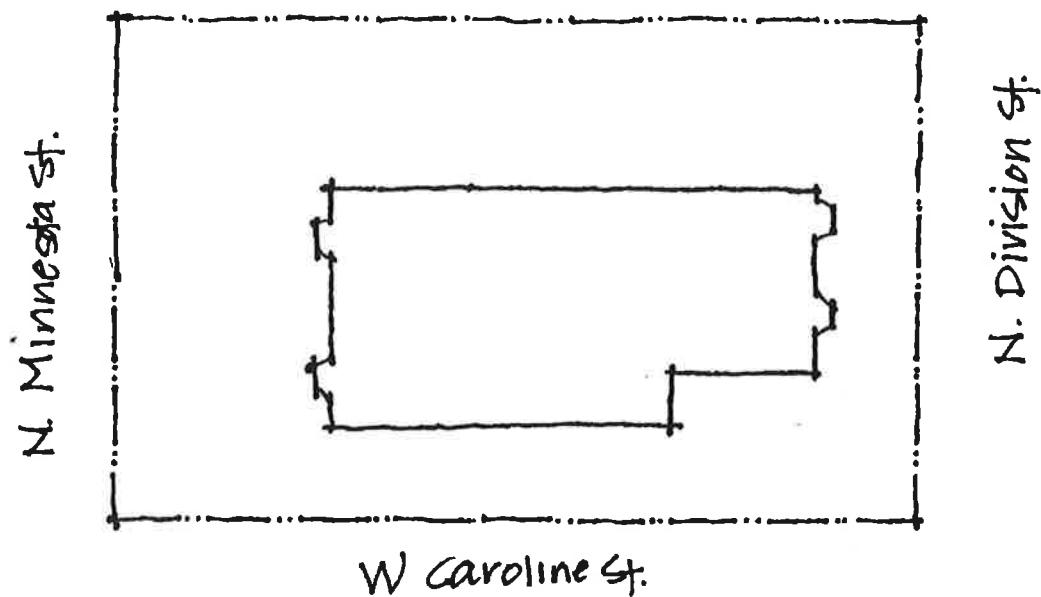
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 707 N Minnesota St

City, County: Carson City/County

SECTION NO. Sketch map

PAGE NO. _____



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

FILE # HRC - 15 - HRC - 15 - 076

APPLICANT

ALPINE SIGNS

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

1902 IDAHO STREET

EMAIL ADDRESS

Alpine_sign@aol.com

PROPERTY OWNER

PHONE #

MINNESOTA STREET PROPERTIES LLC

MAILING ADDRESS, CITY, STATE, ZIP

96 187 SONOMA STREET CC, NV, 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

CARITY DELCIT

MAILING ADDRESS, CITY, STATE, ZIP

1902 IDAHO ST CC NV

EMAIL ADDRESS

alpinesign@aol.com

Project's Assessor Parcel Number(s):

003-235-01

Street Address

707 MINNESOTA

ZIP Code

CC, NV 89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

RESIDENTIAL/ OFFICE

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.

ONE DOUBLE FACE TENANT SIGN WITH TWO 4' x 4'
WOOD POSTS WITH DECORATIVE TOPS

SIGN IS 4' x 4' x 1/2" WOOD SIGN (SIGN BOARD)

WITH ALUMINUM OVERLAYS FOR TENANT NAMES

INSTALLED WITH CONCRETE ON MINNESOTA STREET
IN THE WEST SIDE (LANDSCAPED) AREA OF PARCEL

FOR OFFICE USE ONLY:

HISTORIC RESOURCES COMMISSION

Fee: None

RECEIVED

AUG 14 2015

CARSON CITY
PLANNING DIVISION

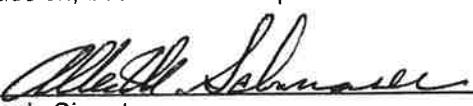
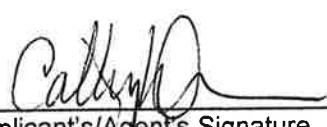
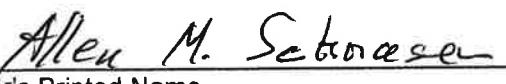
SUBMITTAL PACKET

- 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:

Lee Plemel

Submittal Deadline: See attached HRC application submittal schedule.

Does the project require action by the Planning Commission or the Board of Supervisors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, please explain
<hr/>			
Will the project involve demolition or relocation of any structure within or into the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please describe:			
<hr/>			
Reason for project:			
<u>FRONT IDENTIFICATION FOR NEW TENANTS</u> <hr/>			
<h4>SUPPORTING DOCUMENTATION</h4> <p>Each application requires 16 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.</p> <p>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 <u>all</u> 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.</p>			
 <hr/>		 <hr/>	
Owner's Signature		Applicant's/Agent's Signature	
 <hr/>		 <hr/>	
Owner's Printed Name		Applicant's/Agent's Printed Name	
<hr/>			

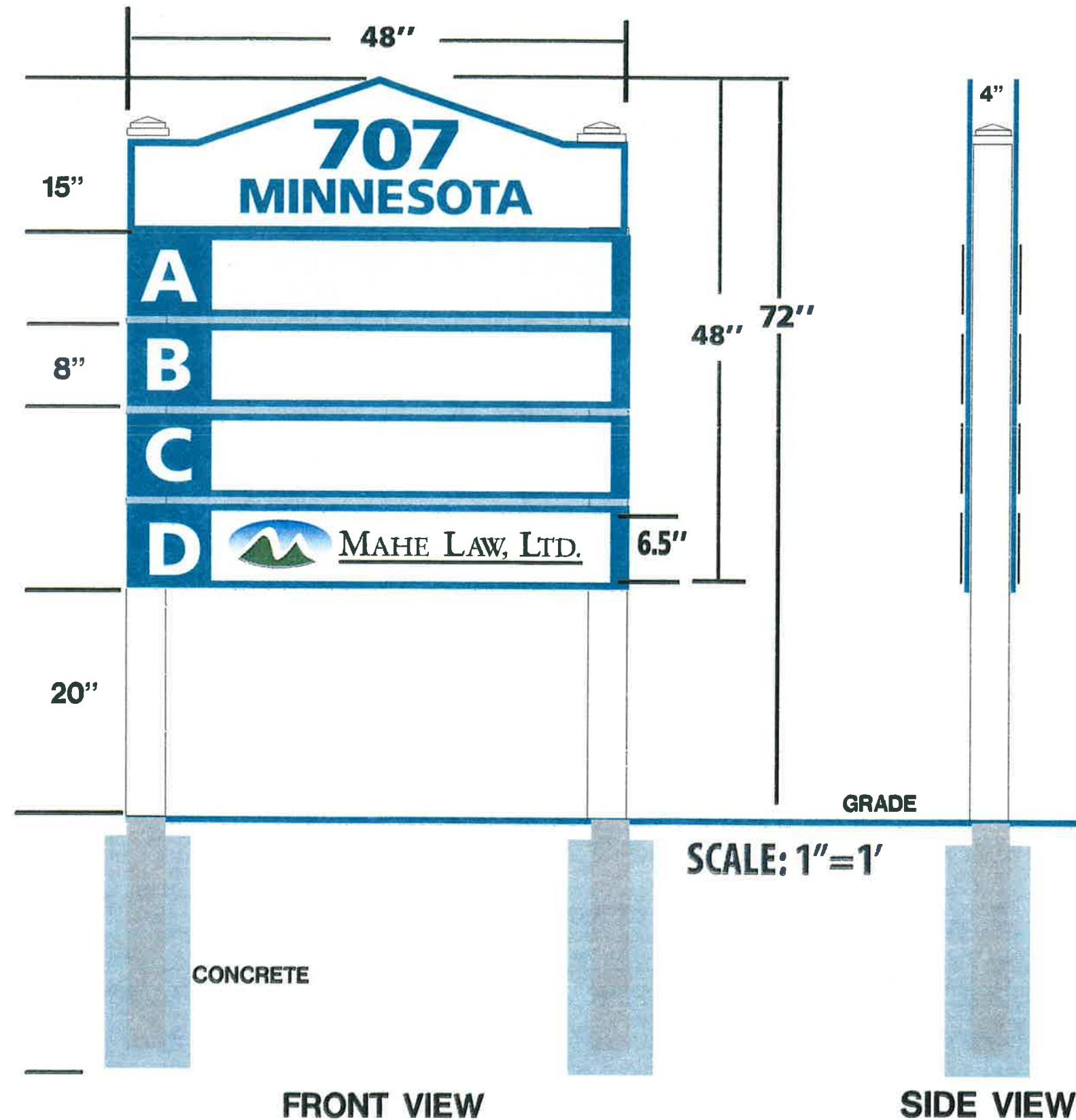
SIGN SPECS

SIGN TYPE • WOOD POST & PANEL

MOUNTING • SCREWS

16 SQUARE FOOT OF SIGNAGE

- PAINT 1/2" DURAPLY SHADOW BLUE WITH WHITE LETTERS FOR SUITES
- TWO 4'X4' SINGLE FACE SIGNS BACK TO BACK
- ATTACH DURAPLY TO POSTS WITH SCREWS #10x2"
- ATTACH 6.5"x38" ALUMINUM WITH SCREWS #8x1"
- TWO WOOD 4"x4"x7' POSTS WITH DECORATIVE TOPS
- 16 SQUARE FEET OF SIGNAGE
- 1.3 SQ. FT. FOR MAHE LAW DOOR LETTERING



1902 IDAHO ST.
CARSON CITY, NV.
O/775,883,9259
F/775,883,9266

Project No.
Date: 8-4-15
Revision: 1

CARSON PROPERTIES
707 S. MINNESOTA
ML

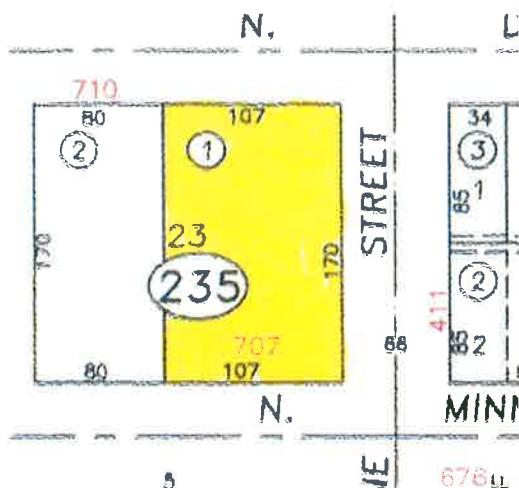
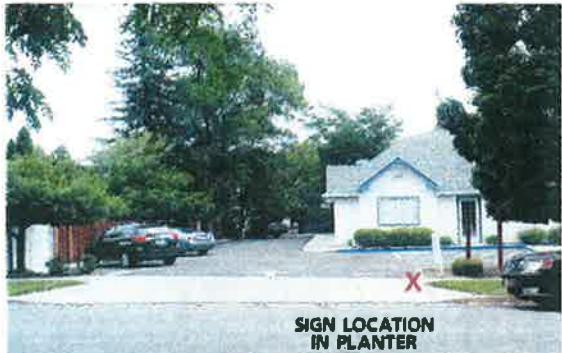
707 N. MINNESOTA
APN 003-235-01
ZONING
RESIDENTIAL/OFFICE
PAGE: 1

ALPINE SIGNS
1902 IDAHO ST. C.C., NV
775-883-9259
CATHY DEITCH Q. E.
NV LIC 41983 C-6
LIMIT \$29,000 EXP. MAY 2016

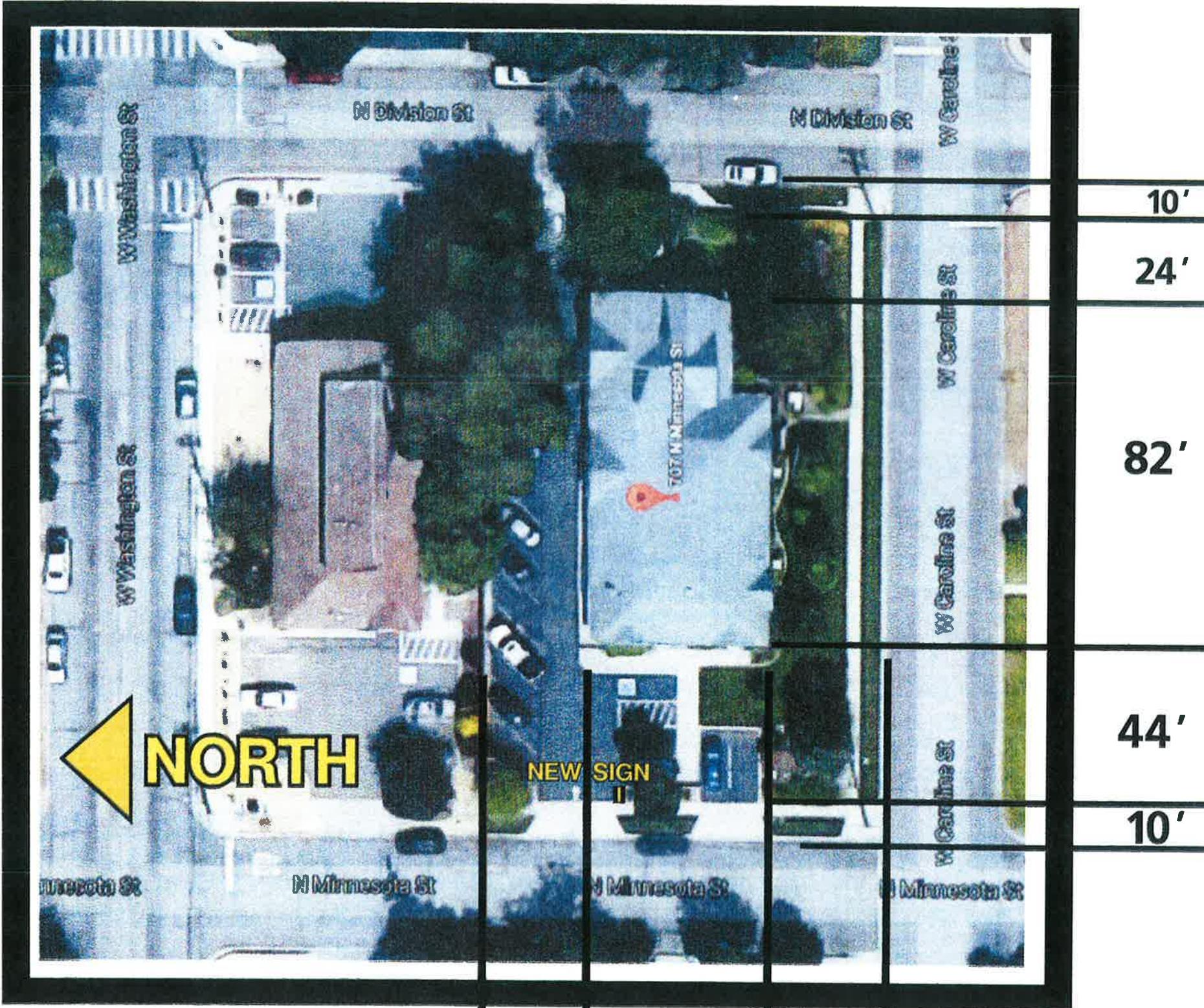
PLOT MAP

SIGN TYPE • WOOD POST & PANEL

16 SQUARE FEET OF SIGNAGE



707 N. MINNESOTA



SCALE .75"=26"

29' **53'** **25'**

BUILDING FRONTAGE

Project No:	81015	CARSON PROPERTIES
Date:	8-4-15	Loc:
Revision:	1	Salesman:

1902 IDAHO ST.
CARSON CITY, NV
O/775.883.9259
F/775.883.9266

ALPINE SIGNS

1902 IDAHO ST. C.C., NY
775-883-9259
CATHY DEITCH Q.E.
NY LIC 41583 C-6
MFT \$25 000 EXPIRED MAY 2018