

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JANUARY 12, 2017**

FILE NO: HRC-16-193

AGENDA ITEM: F-5

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from Jeffery Pace (owner: Pruett Family Trust 6/10/04, c/o Marilyn Harper) to install signage on property zoned Residential Office (RO) and Downtown Mixed Use (DT-MU), located at 405 North Nevada Street, APN 003-225-06.

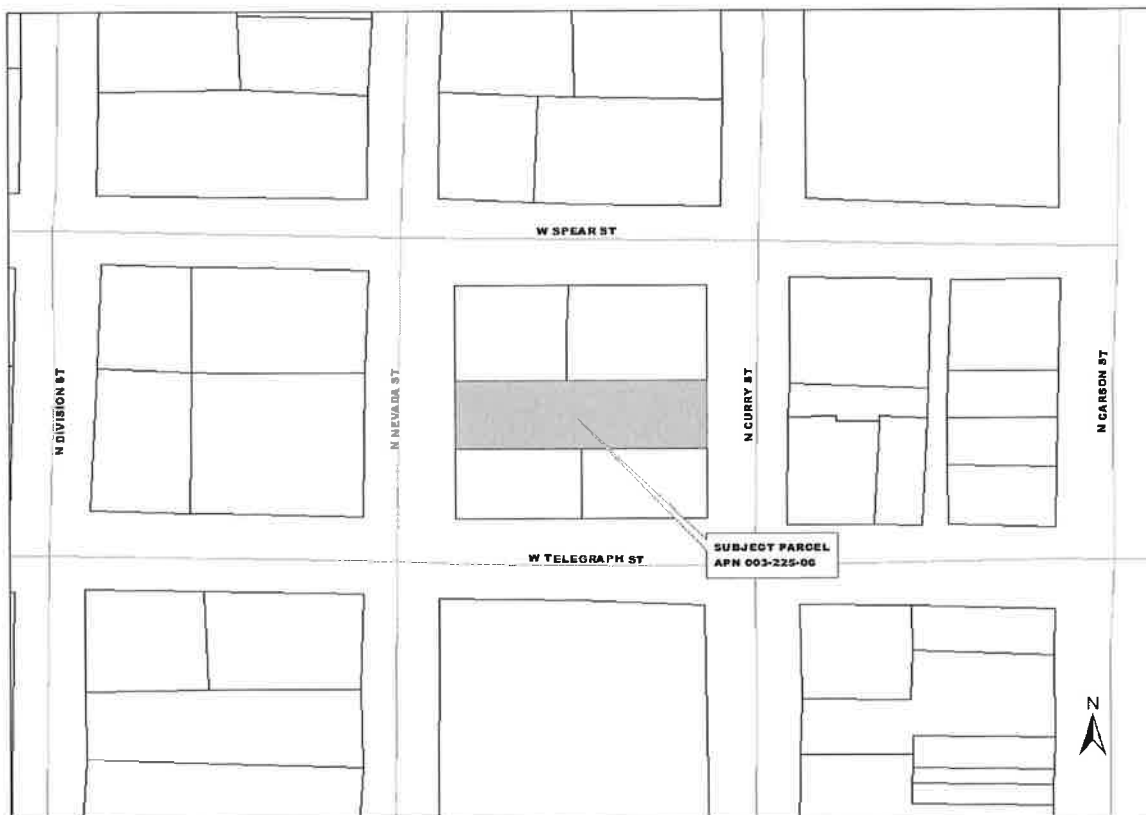
APPLICANT: Jeffery Pace

OWNER: Pruett Family Trust 6/10/04

LOCATION: 405 North Nevada Street

APN: 003-225-06

RECOMMENDED MOTION: "I move to approve HRC-16-193, a request from Jeffery Pace (owner: Pruett Family Trust 6/10/04, c/o Marilyn Harper) to install signage on property zoned Residential Office and Downtown Mixed Use, located at 405 North Nevada Street, APN 003-225-06, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the 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 submitted plans.
2. All on and off-site improvements shall conform to City standards and requirements.
3. 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.
4. 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) & Downtown Mixed Use (DT-MU)

ZONING: Residential Office (RO) & Downtown Mixed Use (DT-MU)

PREVIOUS REVIEWS:

HRC-16-071: Awnings

DISCUSSION:

The subject building was constructed in 1875. It is a one story wood frame building sheathed in shiplap siding, and supported by a stone foundation.

The applicant is proposing to locate his business in the building, and is seeking permission to place three signs on the building. Each of the three signs is proposed to be black and white, and made of 3 MM Aluminum Composite material.

Guidelines for Signs

Section 5.23 of the City's guidelines for the Historic District addresses signs. The guidelines state:

"All signs must have an appearance, color, size, texture and design which conforms to the sign codes and the historic character of the district. Signs should also closely match stylistically with the architectural style of the buildings. 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."

Signs must also comply with Division 4 of the Development Standards. Per Division 4, the subject property is allowed three square feet of sign area for each foot of building frontage. The building has a width 35.4 linear feet. Therefore, the applicant may have 106 square feet of sign area. The application proposes three separate signs with a total sign area of 33.5 square feet.

The applicant proposes two signs on the front of the building, and one on the side directing traffic to the parking area. As the building is currently used for a non-residential use, there is currently signage on the building.

Staff finds that the small size of the signs will allow consumers to locate the subject business, without overwhelming the historic building that it is located on. It will not compromise the building or the district.

Staff finds the request to be consistent with the guidelines and recommends approval.

Attachments:

Application (HRC-16-193)
Carson City Resources Inventory 1980

Sean Keating

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY:	
FILE # HRC – 16 - 193		HISTORIC RESOURCE COMMISSION	
APPLICANT Jeffery Pace		PHONE # 775-885-2787	
MAILING ADDRESS, CITY, STATE, ZIP 220 A West Telegraph St. 89703		FEE: None	
EMAIL ADDRESS artsyfartsy111@gmail.com		SUBMITTAL PACKET	
PROPERTY OWNER Marilyn Pruett-Harper		<input type="checkbox"/> Application Form with signatures <input type="checkbox"/> Written Project Description <input type="checkbox"/> 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies) <input type="checkbox"/> CD containing application data (pdf format) <input type="checkbox"/> Documentation of Taxes Paid-to-Date	
MAILING ADDRESS, CITY, STATE, ZIP		Application Reviewed and Received By:	
EMAIL ADDRESS		Submittal Deadline: See attached HRC application submittal schedule.	
APPLICANT AGENT/REPRESENTATIVE Marilyn Ann Pochop Braininburg		PHONE # 775-830-3273	
MAILING ADDRESS, CITY, STATE, ZIP		ZIP Code 89703	
EMAIL ADDRESS			
Project's Assessor Parcel Number(s): 003-225-06	Street Address 405 North Nevada		
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)	
<p>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.</p> <p>New signs for the new location of Artsy Fartsy Art Gallery</p>			

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:
Relocation of bussines, new signs needed

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ 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 _____ Applicant's/Agent's Signature *[Signature]*

Owner's Printed Name _____ Applicant's/Agent's Printed Name *Jeffery Pace*

December 1, 2016

Regarding: 405 North Nevada Street
Carson City, NV 89703

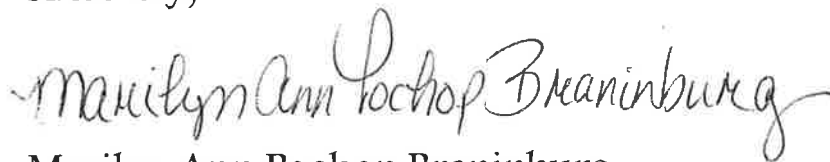
To Whom It May Concern:

This letter is being provided to Jeffery Pace, Owner/Operator of Artsy Fartsy Art Gallery-LLC, regarding the signage which will be placed on the afore-referenced property.

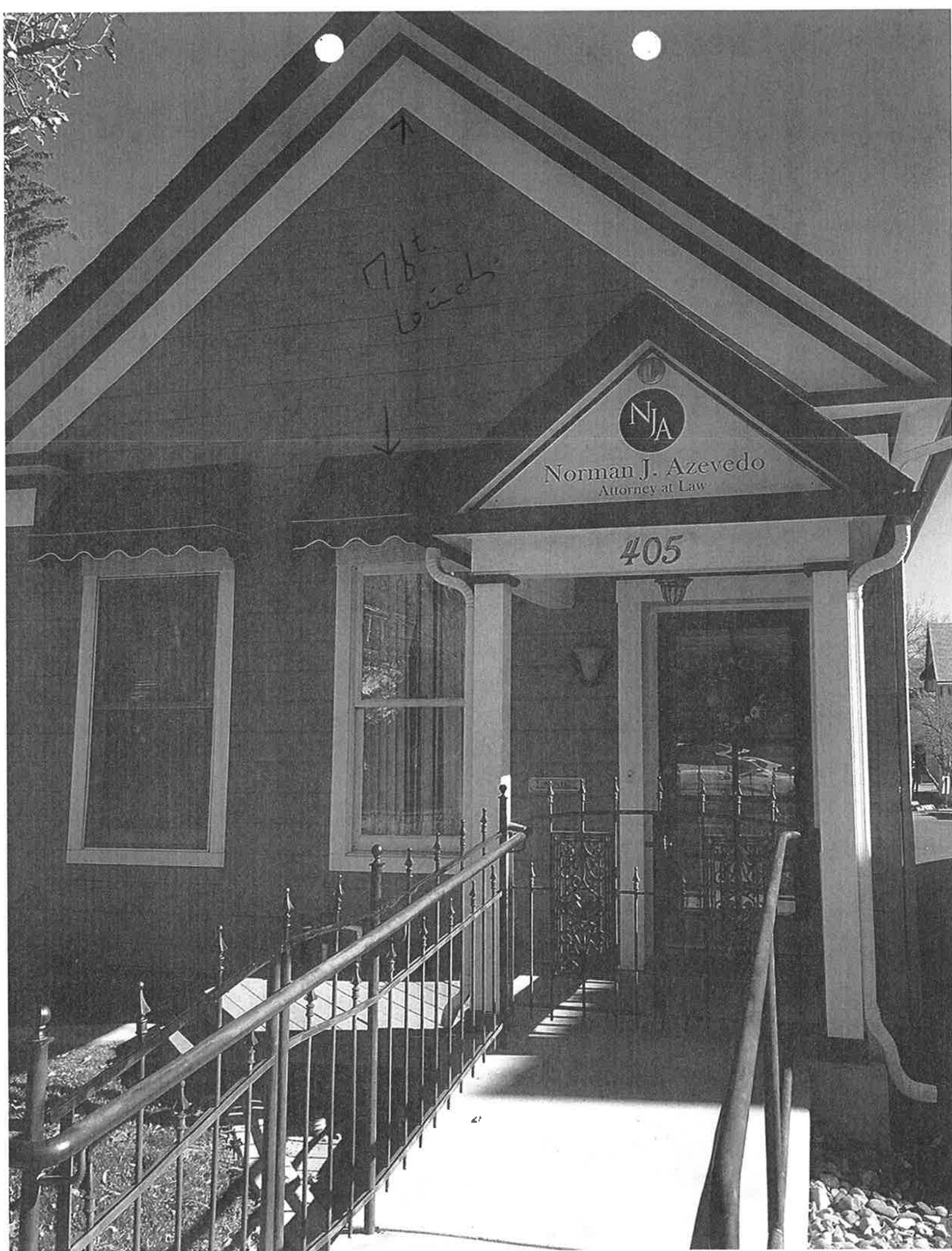
On behalf of my mother, Marilyn Pruett Harper-the owner of this property, we give permission to Jeffery Pace to have signage for his business installed on the structure. This matter has been thoroughly discussed with my mother and I am acting on her behalf as her property manager.

Should you have any questions or further needs related to this matter, please contact me at 775-830-3273.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Ann Pochop Braninburg". The signature is written in dark ink and is positioned above the printed name and title.

Marilyn Ann Pochop Braninburg
Property Manager of Pruett Place



405 North Nevada Street
Front of building, westward facing.
Sign proposal.

One (1) triangular shaped sign placed above front door entrée.
Size.....30 inches tall and 62 inches wide.
Color.....Black and white
Material----3MM Aluminum Composite Material, UV Printed

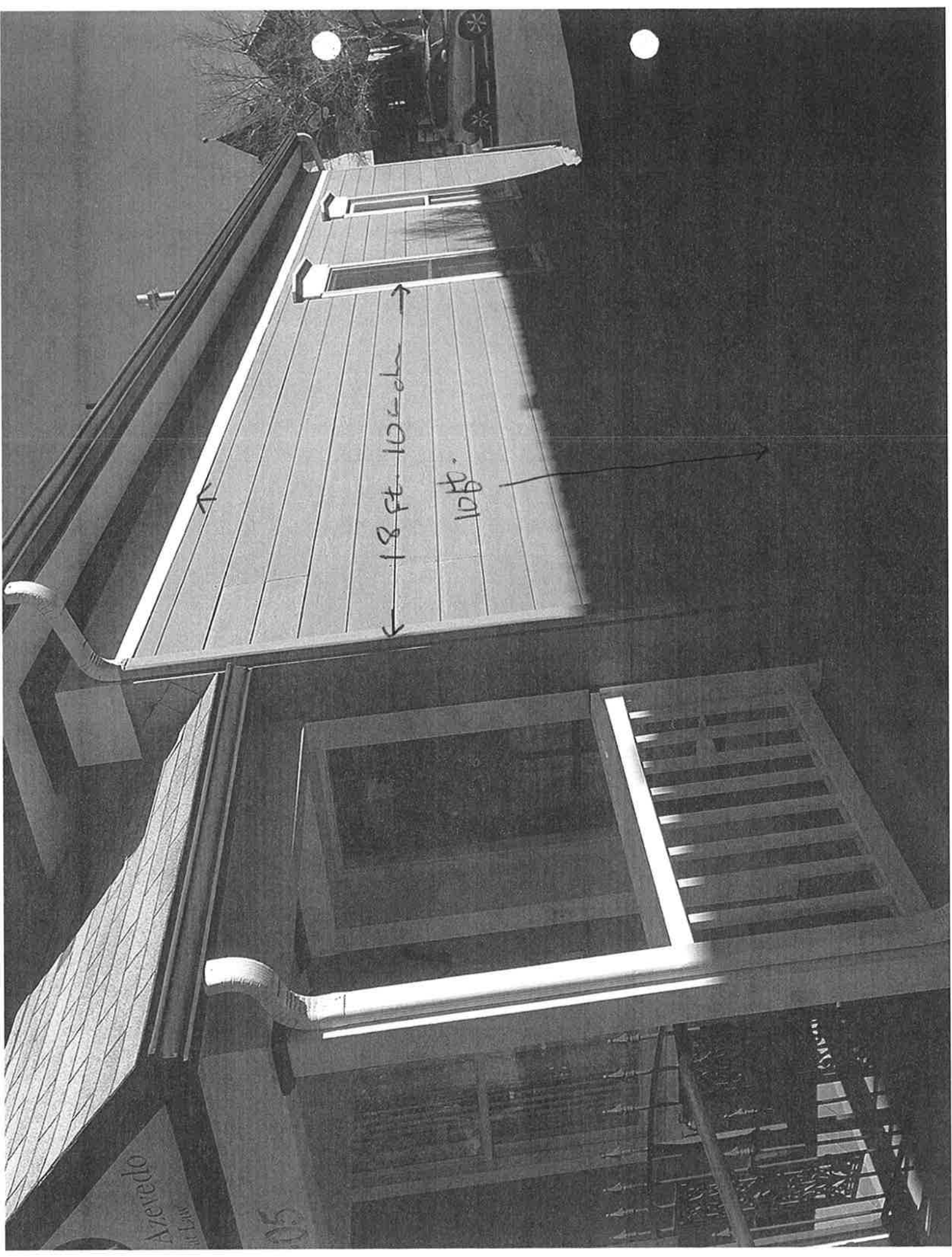
1

40

102



Artsy
Energy
Art + Gallery



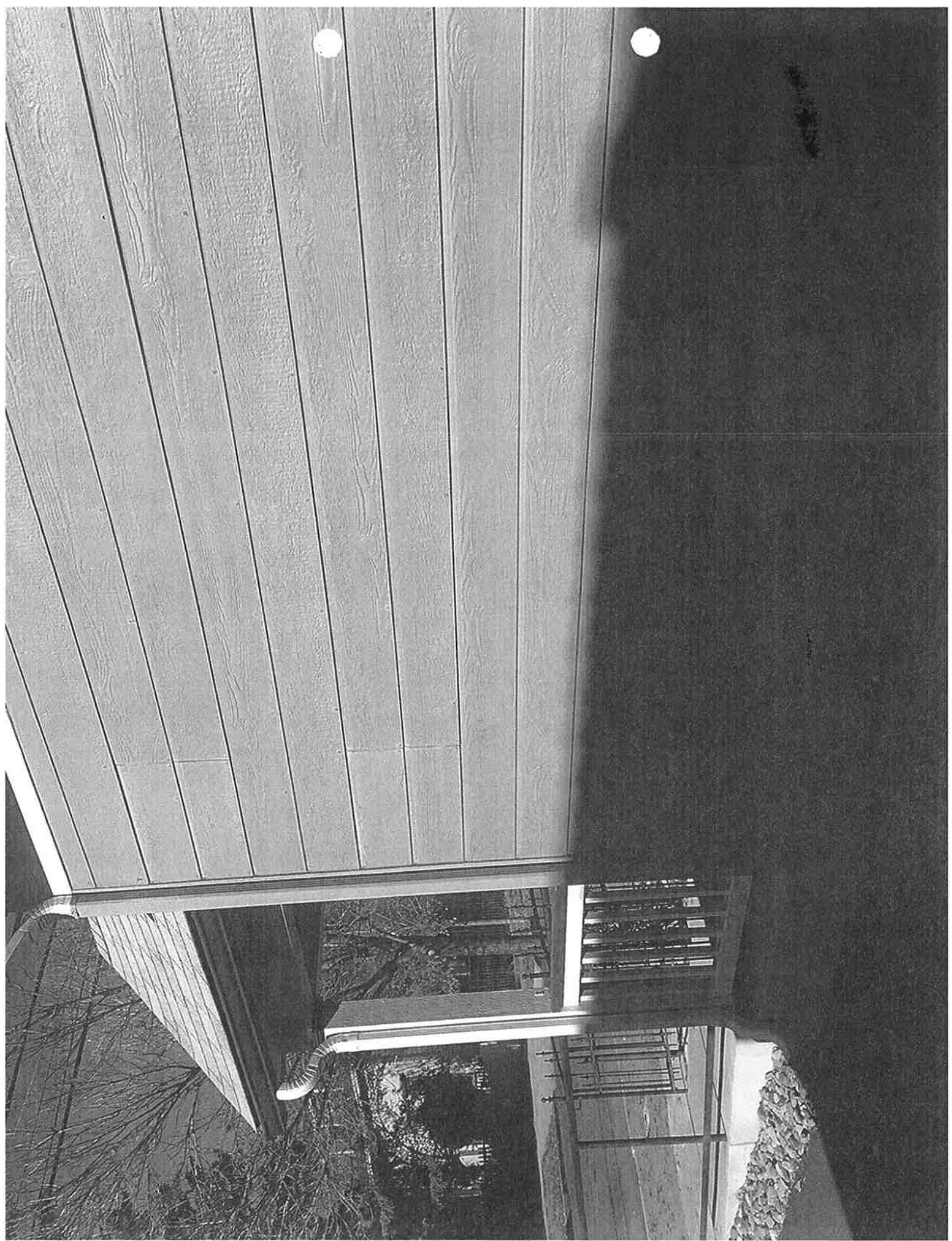
← 18 ft. 10 in. →

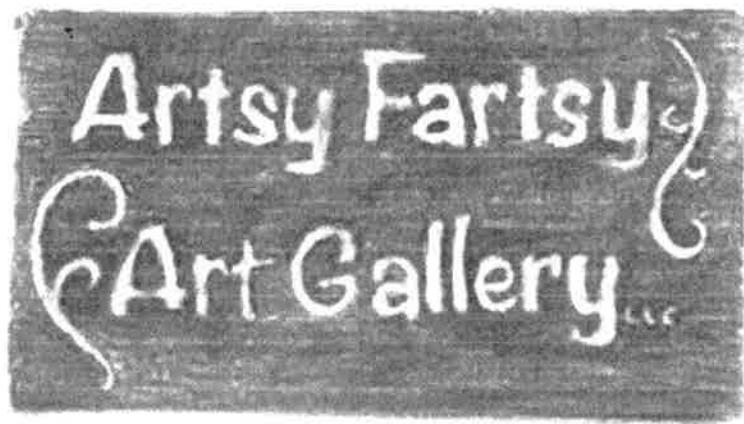
10 ft.

→ 10 ft. →

10 ft.

10 ft.





3' x 2'

405 North Nevada Street.

South side of building, facing "Telegraph Street".

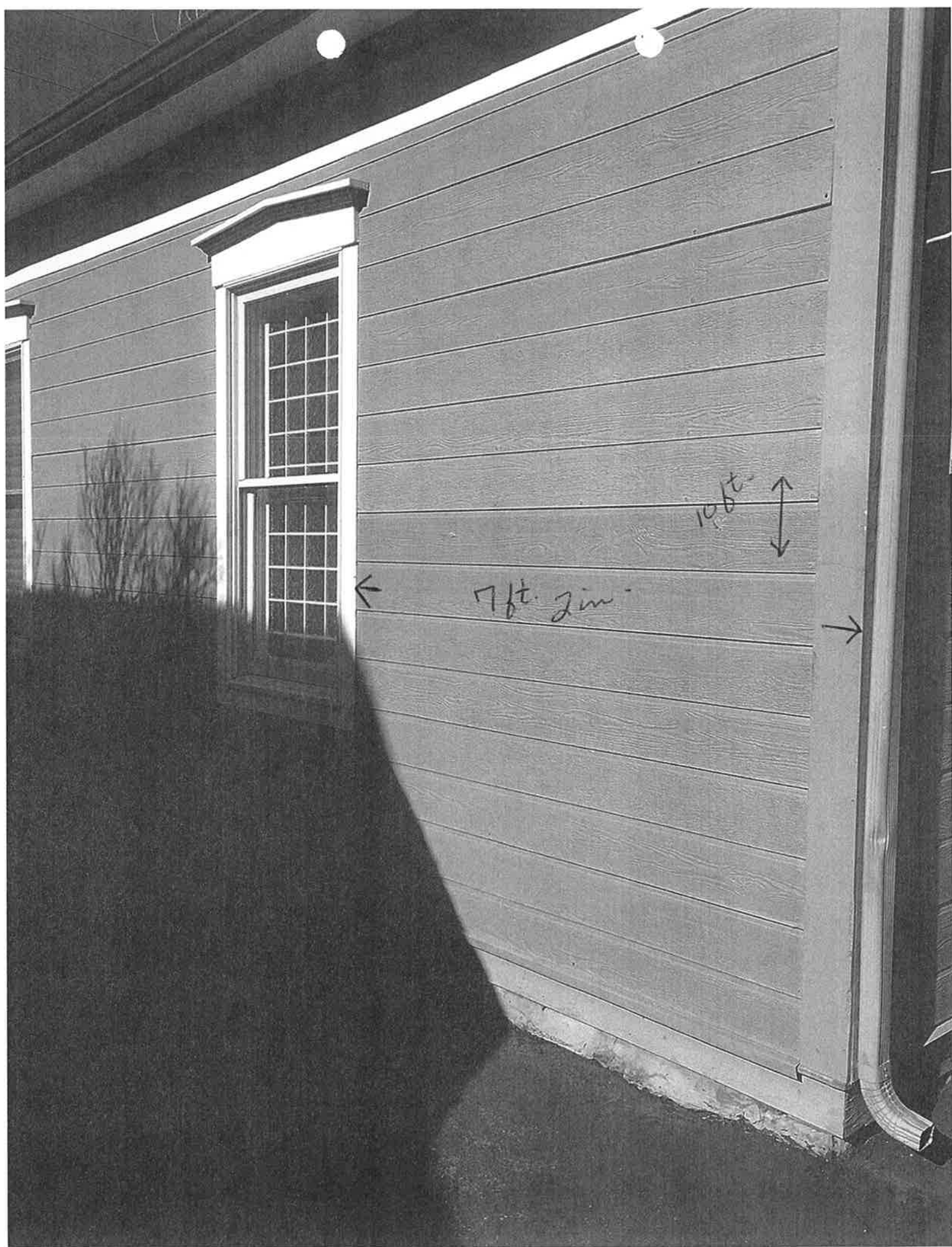
Sign proposal.

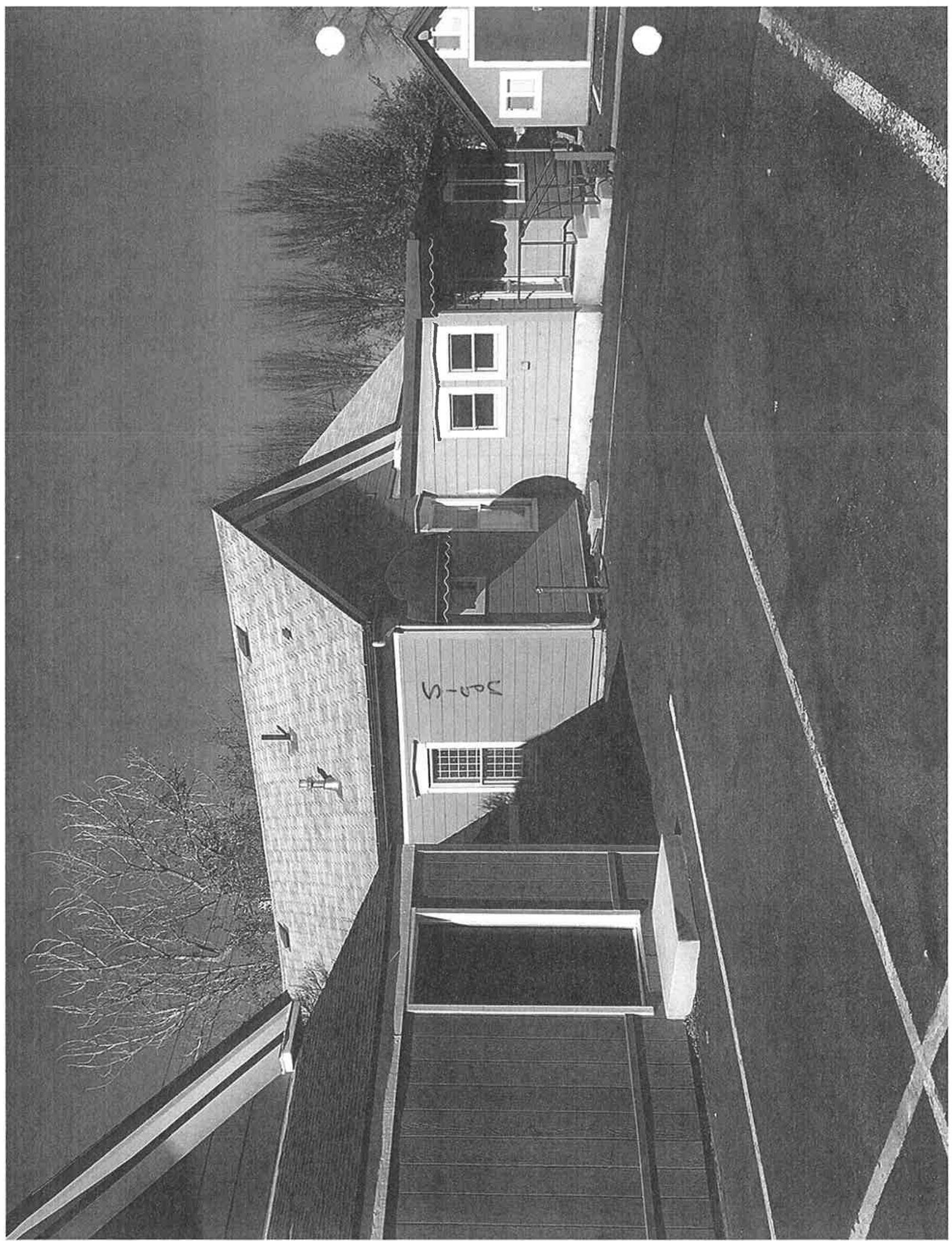
One (1) rectangular shaped signed, placed on the South side,
Southwest corner of structure.

Size----³⁶ inches tall and ⁶⁰ inches wide

Color----black and white ³⁶

Material----3MM Aluminum Composite Material, UV Printed







405 North Nevada Street.

South side of building, facing "Telegraph Street".

Sign proposal.

One (1) left pointing arrow shaped sign, placed on the South side, Southeast corner of structure.

Size----42 inches wide and 68 inches tall

Color----black and white

Material----3MM Aluminum Composite Material, UV Printed

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 405 North Nevada 820 W. 4TH APN 3-132-06
2. Common Name: _____
3. Historic Name: Ed Wallis House
4. Present Owner: Reubel L. Preuett, Etal (Robert Kinkman)
5. Address (if not occupant): 820 West Fourth Street, Carson City, Nevada
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

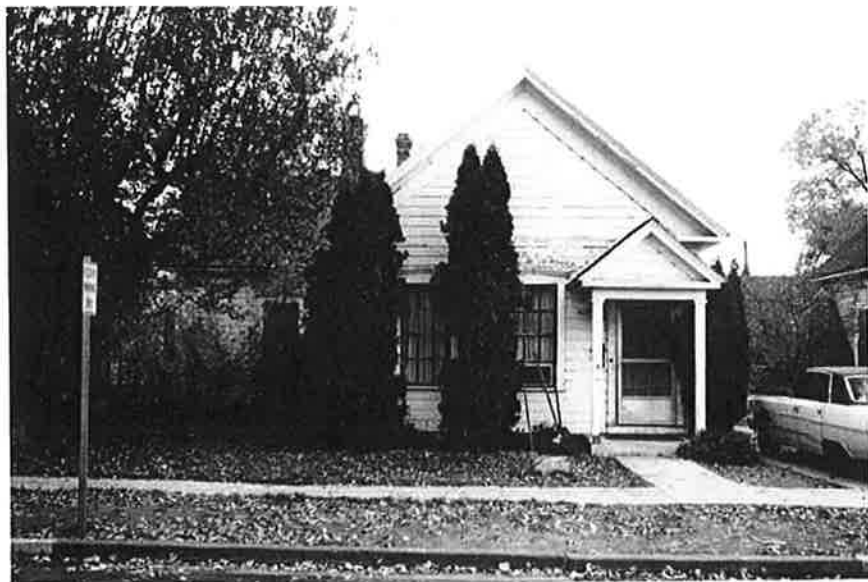
The Classical Revival derivations of this vernacular structure are evident in its proportions, gabled form, eave returns and pedimented window moldings. The one story wood frame building is sheathed in ship-lap siding, and supported by a stone foundation. The L-shaped floor plan is reflected in the intersecting gables of the roof. Original windows are double hung with upper and lower portions each containing six panes. Two brick chimneys pierce the roof.

The porch front door appears to have been altered.

A free standing garage is located at the rear of the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible with adjacent nearby buildings in terms of scale, height, massing, material, and style.



Street Furniture: ---

Landscaping: The landscaping include mature trees and bushes, and tend to somewhat obscure the building.

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447 Date March 1980

8

THREATS TO SITE:

None Known ☒ Private Development _____Zoning SF4000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair ☒ Deteriorated _____APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

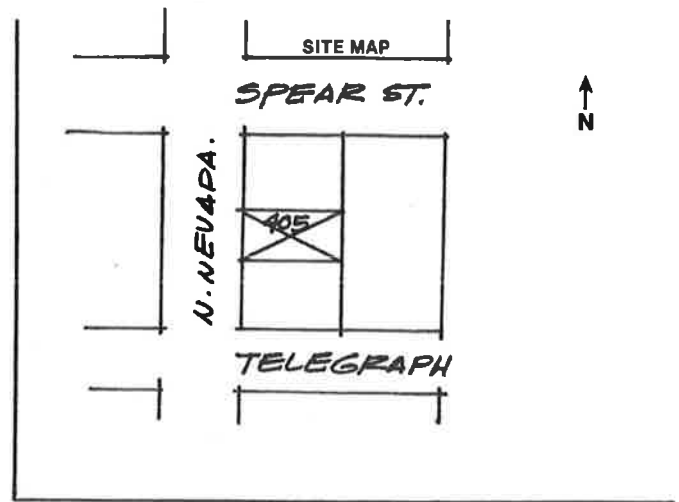
Builder (if known) _____

Date of Construction 1875 Estimated _____ Factual ☒ Source: Ford; Sanborn MapsIs Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is an important representative of its style and type of building. Carefully designed and executed, the building retains a considerable degree of integrity. As a remnant of pre-1875 architecture, it is one of the City's early structures and constitutes an important remaining resource of an era significant to the development of the city and the state.

The building also contributes to the visual and atmospheric quality of the streetscape and of Preservation District #2.



SOURCES:

Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

1. Address: 405 North Nevada 820 08 3-132-06
 2. Common Name: _____ KIRKMAN, ROBERT A
 3. Historic Name: Ed Wallis House 820 W 4TH ST
 4. Present Owner: _____ CARSON CITY NV 89703
 5. Address (if not occupant): 820 West Fourth Street, Carson City, Nevada
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The Classical Revival derivations of this vernacular structure are evident in its proportions, gabled form, eave returns and pedimented window moldings. The one story wood frame building is sheathed in ship-lap siding, and supported by a stone foundation. The L-shaped floor plan is reflected in the intersecting gables of the roof. Original windows are double hung with upper and lower portions each containing six panes. Two brick chimneys pierce the roof.

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Landscaping: The landscaping includes mature trees and bushes, and tends to somewhat obscure the building.

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

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2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

8

THREATS TO SITE:

None Known ☒ Private Development _____Zoning SF6000 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair ☒ Deteriorated _____APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

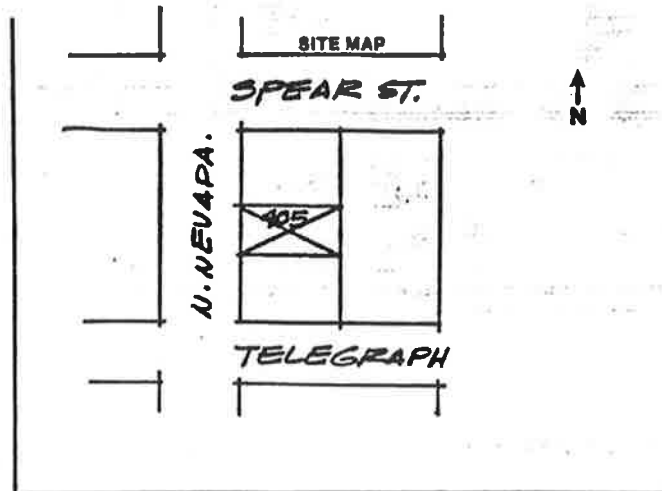
Builder (if known) _____

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SOURCES:

Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

KIT CARSON TRAIL INVENTORY

NAME: ED WALLIS HOUSE.

ADDRESS: 405 NORTH NEVADA STREET.

LOCATION: .

CONSTRUCTION DATE: 1875.

ARCHITECT: NONE KNOWN

BUILDER: .

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

This house was owned by Edward E. Wallis who was a native of Saxony, Germany. He was the father of Mrs. Chris Kitzmeyer. He was 83 years of age at the time of his death on January 3, 1902.

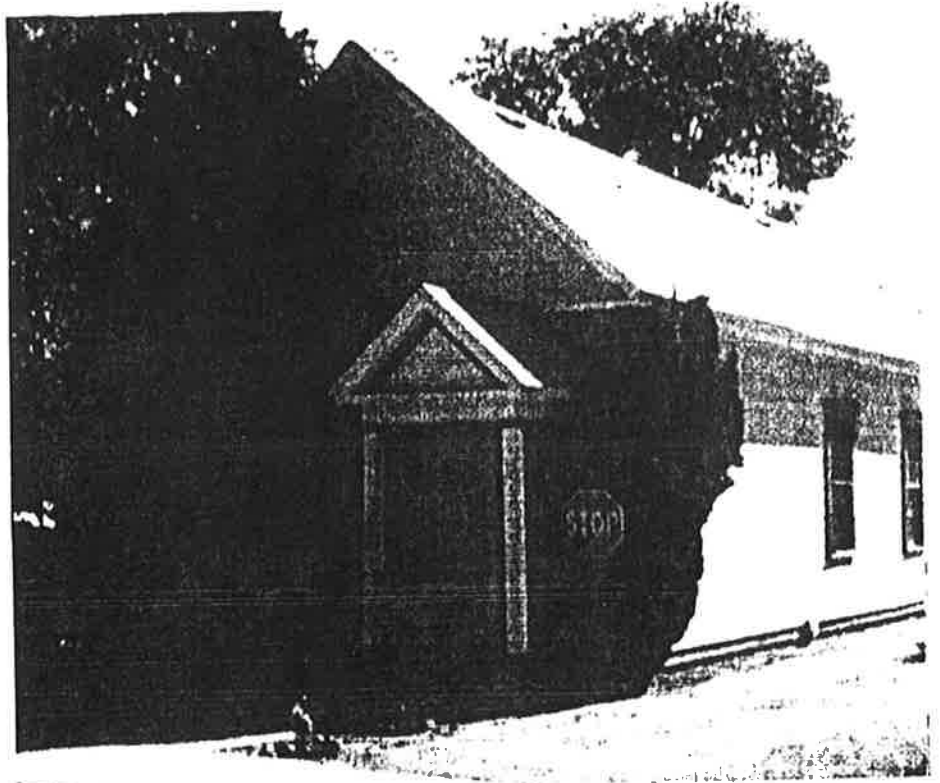
In the 1920s the house was owned by U.S. Marshall Jacob H. Fulmer.

SOURCES OF INFORMATION:

Birds Eye View of Carson City, 1875.

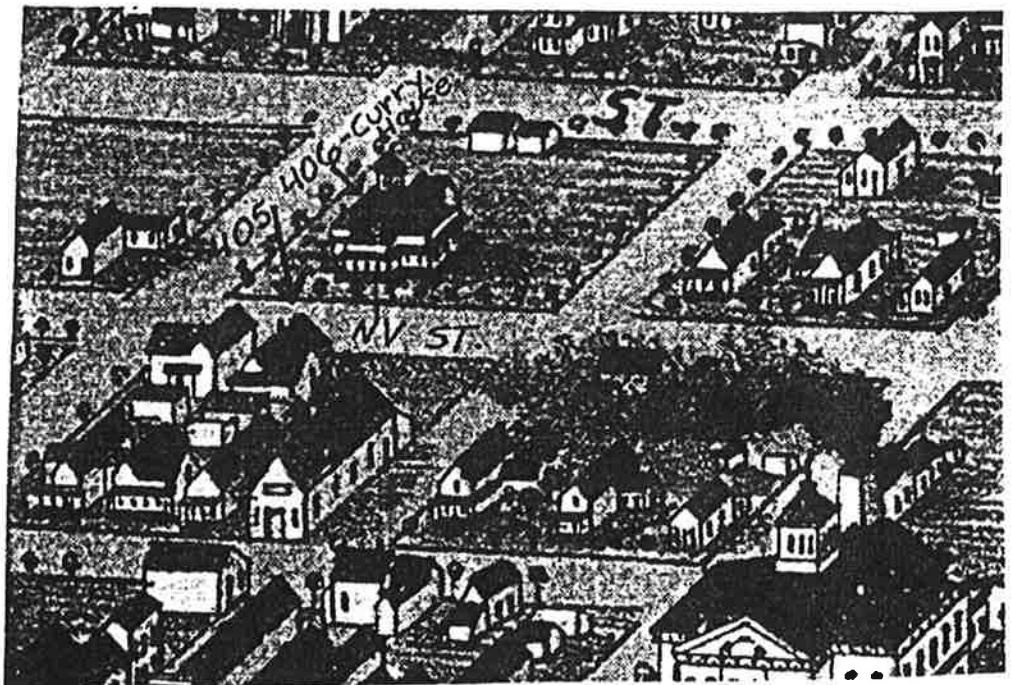
Carson City Daily Appeal, January 4, 1903, p. 3.

ILLUSTRATIONS - ED WALLIS HOUSE



Looking N.E.

1993.



1875 BIRDS EYE VIEW CARSON CITY, NV