

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MARCH 9, 2017**

FILE NO: HRC-17-021

AGENDA ITEM: F-2

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from George Ruiz to install a sign on property zoned Residential Office (RO), located at 504 North Division Street, APN 003-237-04.

APPLICANT: George Ruiz

OWNER: Smith Trust

LOCATION: 504 North Division Street

APN: 003-237-04

RECOMMENDED MOTION: I move to approve HRC-17-021, a request from George Ruiz (owner: Smith Trust) for a freestanding sign on property zoned Residential Office, located at 504 North Division Street, APN 003-23704, 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 future tenant signs that are placed on the freestanding sign shall be the same dimensions as the subject sign (48 inches by 13 inches), the same color scheme as the subject sign (white lettering on a brown background), and the same materials as the subject sign (wood).
2. The sign shall not be illuminated.
3. All development shall be substantially in accordance with the attached plans.
4. All on and off-site improvements shall conform to City standards and requirements.
5. 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.
6. 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:

- HRC-06-214 – Request for a Tax Deferment

DISCUSSION:

The subject property has two buildings on it, 502 and 504 North Division Street. The primary building, 502, was constructed in 1863. It is described as a two-story stucco-surfaced structure that reflects design elements from both Gothic Revival and Greek Revival styles. The vertical massing of the structure and the bracketing at the eaves are strong Gothic Revival characteristics. The siding of the building was originally shiplap, and stucco has been more recently applied. The smaller building to the north on the site, 504, was constructed in 1961.

The site is a contributing property in the district due to its strong historical associations and its architectural interest. Residents of the home were Samuel Clemens (Mark Twain) and Orion Clemens, the Territorial Secretary and frequently the acting governor.

The applicant is proposing to occupy 504 North Division Street, the smaller of the two buildings. The applicant is seeking to relocate an existing 48 inch x 13 inch wooden freestanding site from 300 West Second Street to the subject property. As the property is

a multi-tenant site, the applicant proposes to accommodate other users on the sign, similar to what has been utilized at the property at 300 West Second Street.

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 one freestanding sign not to exceed a maximum of 32 square feet. The applicant is proposing a 48 inch by 13 inch sign, or roughly four square feet. As this is ultimately intended to be a multi-tenant sign, staff recommends as a condition of approval that all future signs be sized as 48 inches by 13 inches, and utilize the same wood material and brown print on a white background color scheme.

There are currently no freestanding signs on the property.

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

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

Attachments:

Carson City Resources Inventory 1980
Application (HRC-17-021)

CARSON CITY RESOURCES INVENTORY

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IDENTIFICATION:

1. Address: 502 North Division APN 3-237-04
2. Common Name: Smith and Gamble Ltd.
3. Historic Name: Orion Clemens House
4. Present Owner: John and Bonnie Bullis
5. Address (if not occupant): P.O. Box 461; Reno, Nevada 89501
6. Present Use: Office Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The two-story stucco-surfaced structure reflects design elements from both Gothic Revival and Greek Revival styles. The vertical massing of the structure and bracketing at the eaves are strong Gothic Revival characteristics. The gabled roof form and bracketing are echoed below in a projection above the second story window, paired with four lights over four. A five-sided one-story bay projects from the eastern facade. A rounded canopy in the angle of the L-shaped building and supported by columns forms the entry porch.

The building surface has been resurfaced with stucco over the original shiplap. Several additions have been made at the rear, and one to the north. The porch has been modified, and some original decoration such as window moldings have been removed. Storm windows now cover the original windows. An interior spiral staircase was removed as well as a balcony balustrade and bracketing.

RELATIONSHIP TO SURROUNDINGS:

The resurfacing material of the building is not compatible to some nearby structures. Other environmental relationships are compatible.



Street Furniture: historic marker, four foot wooden fence at side rear

Landscaping: mature street trees, bushes, lawn, parking area at rear

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

THREATS TO SITE:

None Known Private Development _____Zoning RD Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

Office/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1863-64 Estimated Factual _____ Source: Noreen HumphreysIs Structure on Original Site? Moved? _____ Unknown _____

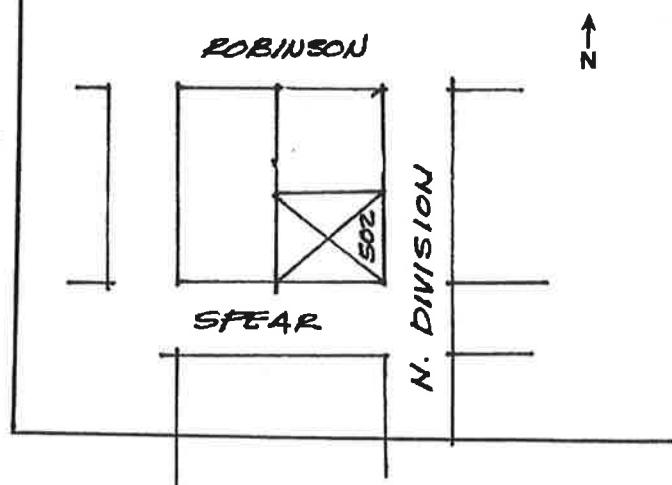
SIGNIFICANCE:

The Orion Clemens House is significant both due to its strong historical associations and architectural interest.

Built 1862-63, the building's most famous resident was author, Mark Twain, brother of Orion Clemens. Orion served as the Territorial Secretary, and frequently, acting governor during Nevada's early days. Brother Sam, Mark Twain, lived in this house while he worked for the Territorial Enterprise.

The structure has been substantially altered and its architectural design integrity affected by modifications. However, its proportions and remaining detailing still make it a striking structure whose 19th century origins are obvious. The building forms and remaining ornamentation make the building a supportive structure to Preservation District #2.

SITE MAP



SOURCES:

Carson City Historic Tour
 Don Ford; Sanborn Maps
 Noreen Humphreys

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:

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

FILE # HRC - ~~16~~ HRC - 17-021

APPLICANT PHONE #
George Ruiz 775-887-1152

MAILING ADDRESS, CITY, STATE, ZIP
504 N Division St

EMAIL ADDRESS
gruiz300@att.net

PROPERTY OWNER PHONE #
Julian Smith *Smith, Trust* 775-883-3200

MAILING ADDRESS, CITY, STATE, ZIP
502 N Division St

EMAIL ADDRESS
joylyn@smithandharmer.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

003-237-041 Street Address
504 N Division St ZIP Code
89703

Project's Master Plan Designation

MUR

Project's Current Zoning

RO

Nearest Major Cross Street(s)

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.

To place a business sign on the lawn in front of the building displaying my business name (Ruiz Insurance) and the 504 N Division St address.

The dimensions of the sign is 48" X 13"

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

RECEIVED

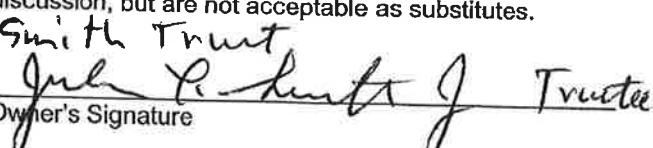
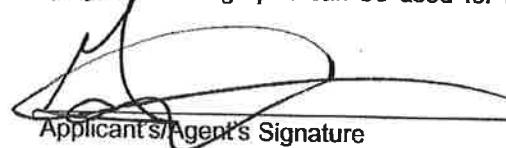
FEB 23 2017

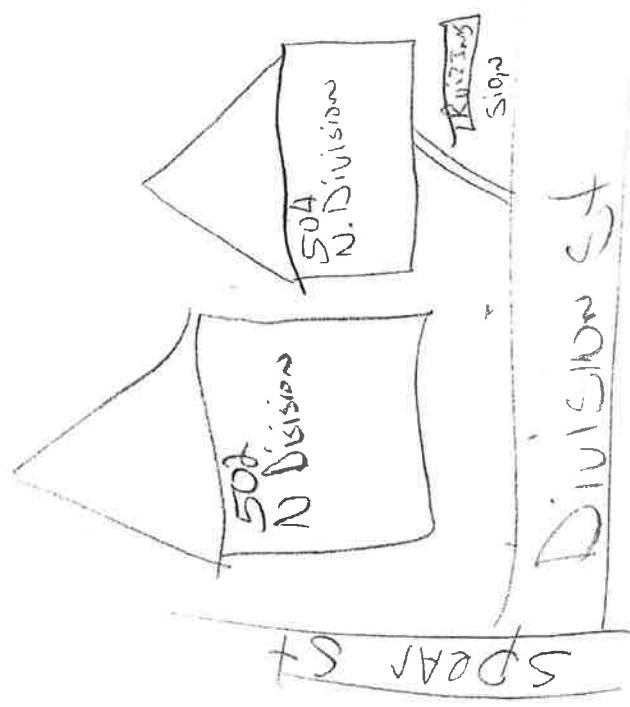
CARSON CITY
PLANNING DIVISION

- 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.

Does the project require action by the Planning Commission or the Board of Supervisors?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, please explain
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:				
Reason for project:				
Moved office location to this address. The location is very hard for customers to find without a sign.				
SUPPORTING DOCUMENTATION				
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.				
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.				
 Owner's Signature				
 Applicant's/Agent's Signature				
<u>Julian O. Smith, Jr.</u> Owner's Printed Name				
<u>George Ruiz</u> Applicant's/Agent's Printed Name				



300 W. SECOND ST.

WAYNE S. CHIMARUSTI
ATTORNEY AT LAW

RUIZ INSURANCE
GROUP & INDIVIDUAL HEALTH PLANS

JAMES J. RANKL
ATTORNEY AT LAW

