

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 12, 2019

FILE NO: HRC-19-110

AGENDA ITEM: F-2

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a sign on property zoned Public Community located at 813 North Carson Street, APN 002-164-01. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant, the Children's Museum, is seeking to erect a 41 inch by 29 inch electronic message sign in the northwest corner of the property. The sign is proposed to have a height of ten feet, and to be mounted on steel posts. The Commission will review the request to determine if the proposal is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: "I move to approve HRC-19-110, based on finding that the proposal is consistent with the guidelines for the Historic District and subject to the conditions of approval."

VICINITY MAP:



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. The tree located between the building and the sign must be retained to create a visual separation between the two.
6. All other external signs and their supports in front of the building on Carson Street must be removed in advance of activation of the proposed sign.
7. The applicant must obtain a Special Use Permit for the sign from the Planning Commission prior to installation.
8. 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 Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

ZONING: Public Community (PC)

PREVIOUS REVIEWS:

- HRC-19-077: Historic Resources Commission approval of installation of pavers, benches, and picnic tables in front of the Children's Museum of Northern Nevada.
- HRC-18-060 – Historic Resources Commission approval of the remodel of an outdoor space.
- HRC-16-030 – Historic Resources Commission approval of play area/ picnic area in existing parking area.
- HRC-07-204 – Historic Resources Commission approval of signage.
- SUP-07-197 – Planning Commission approval of Special Use Permit for signage.
- H-02/03-7 – Historic Resources Commission approval of signage.

- H-92/93-39 – Historic Resources Commission approval of exterior improvements associated with Children's Museum, including a ramp.

DISCUSSION:

The subject property was the former Carson City Civil Auditorium but currently houses the Carson City Children's Museum. It was constructed in 1939 at the direction of the Board of Trustees of Carson City, and served as a center for community activities for many years before becoming a city administrative center in 1966. The building was designed by architect Lehman Ferris of Reno and is an example of vernacular interpretation of the Romanesque Revival design.

The applicant is proposing to install a 41 inch by 29 inch electronic sign in the northwest corner of the property, and to remove the four signs that are currently located in front of the building mounted to railings and fencing. Existing signage creates a visual impact on the existing building. A mature tree is currently located between the proposed sign location and the building, creating visual separation between the two.

Staff finds that the applicant's proposal is consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

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.

NOTE: Any sign placed in the district must meet the standards of Division 4 and be approved by the HRC.

In general, staff would not find an electronic video LED sign mounted on steel poles to match stylistically with the architecture style of the building. However, as the mature tree creates a visual separation between the sign and the building, staff finds that it will not create a visual conflict with the building. Furthermore, staff finds that the existing signs mounted on railings and fencing in front of the building create a visual obstruction, and their removal will improve the ability of the community to view the resource. Therefore, given the separation between the proposed sign and the building, coupled with the visual value of removing the four existing signs, staff does find that the proposal will meet the design standards.

Attachments:

Survey Information
Application HRC-19-110

CARSON CITY RESOURCES INV

2-164-1-1
39

IDENTIFICATION:

1. Address: 813 North Carson (101 East Ann) CARSON CITY NV 89706

2. Common Name: Carson City Administrative Center

3. Historic Name: Carson City Civic Auditorium 1988 CC Resources Inventory A-M
(1980 updated)

4. Present Owner: Carson City

5. Address (if not occupant): _____

6. Present Use: vacant Original Use: civic auditorium, gym

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

Exterior alterations are few; an aluminum and glass door on the north facade, newer paving blocks, planter areas with a picnic table and sign board on the front Carson Street facade, and interior alterations have modified the original auditorium for city offices uses.

RELATIONSHIP TO SURROUNDINGS:

Located at the corner of North Carson and East Ann, this large two story building is similar in scale to the adjacent rectangular building to the south, but is larger and more articulated in form than structures to the north and east. Its rather massive masonry relates it to a degree to the nearby Virginia and Truckee Roundhouse complex.

Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants



Architectural Evaluation: PS NRX (in 198

District Designation: PD NR

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

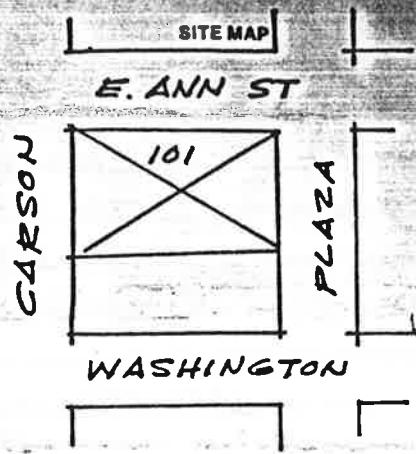
None Known Private Development _____Zoning GC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/motels/V & T RR complex

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____APPROXIMATE SETBACK: 25 feet

HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated _____ Factual Source: plaqueIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.

SOURCES:

plaque on building

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

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Facade Changes: Paint out circles on the entrance doors.

Zoning:

45

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 101 East Ann 813 N. CARSON APN 2-164-1
2. Common Name: Carson City Administrative Center
3. Historic Name: Carson City Civic Auditorium
4. Present Owner: Carson City
5. Address (if not occupant): _____
6. Present Use: city offices, theater Original Use: civic auditorium, gym
productions

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

A competent vernacular interpretation of Romanesque Revival design, the large brick structure is two stories in height and roughly rectangular in shape. Rear and side gables intersect the main gabled form at right angles. The projecting entrance gable contains a compound arch of sandstone that enframes a large window. Arched paired windows light the large main auditorium portion. Other arched windows occur in the transverse gables and rectangular windows and doors pierce the lower and main floor levels of the side elevations. Principal decorative elements include the compound arched entry, and the brick pattern and corbelling projecting beneath the cornice of the main facade gable.

Exterior alterations are few; an aluminum and glass door on the north facade, newer paving blocks, planter areas with a picnic table and sign board on the front Carson Street facade, and interior alterations have modified the original auditorium for city offices uses.

RELATIONSHIP TO SURROUNDINGS:

Located at the corner of North Carson and East Ann, this large two story building is similar in scale to the adjacent rectangular building to the south, but is larger and more articulated in form than structures to the north and east. Its rather massive masonry relates it to a degree to the nearby Virginia and Truckee Roundhouse complex.



Street Furniture: roofed signboard, iron railings, picnic table, benches, planters

Landscaping: aggregate paving squares, trees, plants

Architectural Evaluation: PS NR X (in

District Designation: PD 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 GC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/motels/V & T RR complex

PHYSICAL CONDITION:

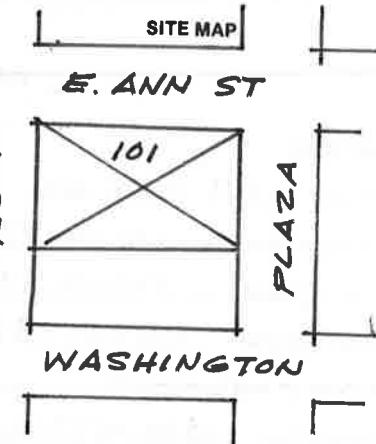
Excellent _____ Good Fair _____ Deteriorated _____APPROXIMATE SETBACK: 25 feet

HISTORICAL BACKGROUND:

Architect (if known) L.A. FerrisBuilder (if known) L.A. FerrisDate of Construction 1939 Estimated _____ Factual Source: plaqueIs Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The Civic Auditorium is significant both architecturally and culturally. A competent and impressive example of its style, the structure is an important architectural resource. As an architectural work, it is impressive and a competently designed and executed example of a style uncommon to the city. Built in 1939 as a Works Project Administration project, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. Both its use as a civic/social center, and its stature as a public building built with public funds and enhanced by private action, contribute to its significance as a cultural resource.



SOURCES:

plaque on building

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use: offices, cultural or community uses

Façade Changes: Paint out circles on the entrance doors.

Zoning:

KIT CARSON TRAIL INVENTORY

NAME: CARSON CITY CIVIC AUDITORIUM.

ADDRESS: 813 NORTH CARSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1939.

ARCHITECT: L.A. FERRIS

BUILDER: .

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

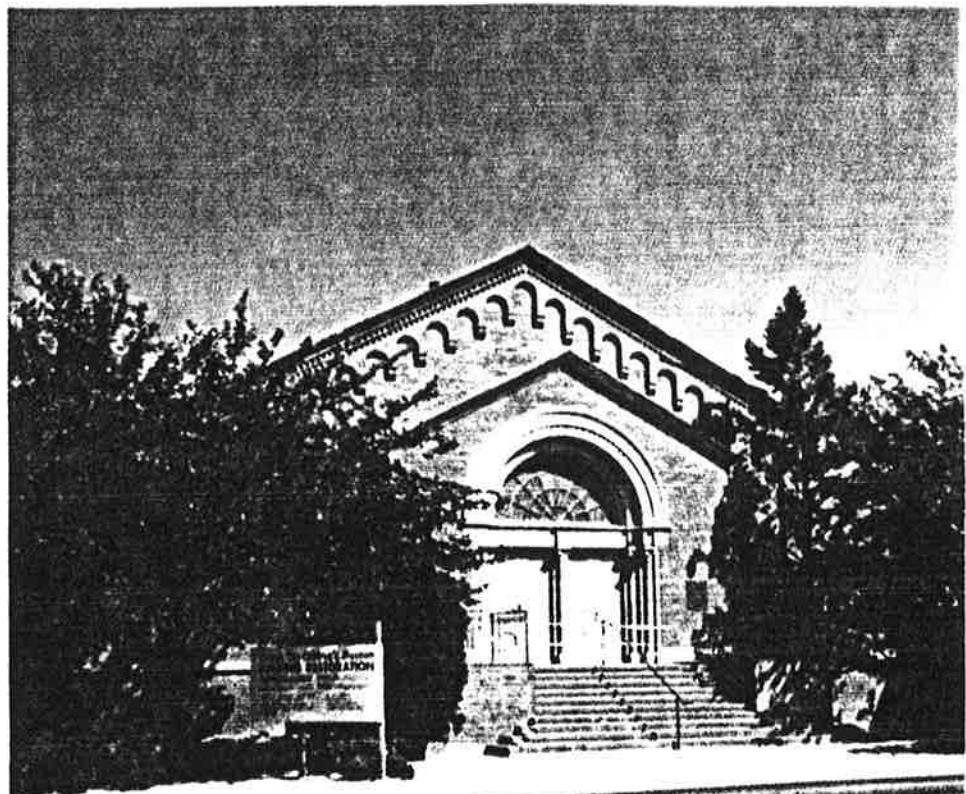
The Board of Trustees of Carson City hired Lehman A. Ferris of Reno in 1939 to design the new auditorium. Built in 1939 under the Work Project Administration, the furnishings were donated by the American Legion Post #4. The building served as a center for community activities for a number of years prior to becoming a city administrative center. In 1966, the basement of the building was used as library space. The library continued to occupy the space until 1971 when a new library building was constructed.

In 1983 city government acquired additional office space and the auditorium was abandoned. The building is now being renovated for use as the Carson City Children's Museum.

SOURCES OF INFORMATION:

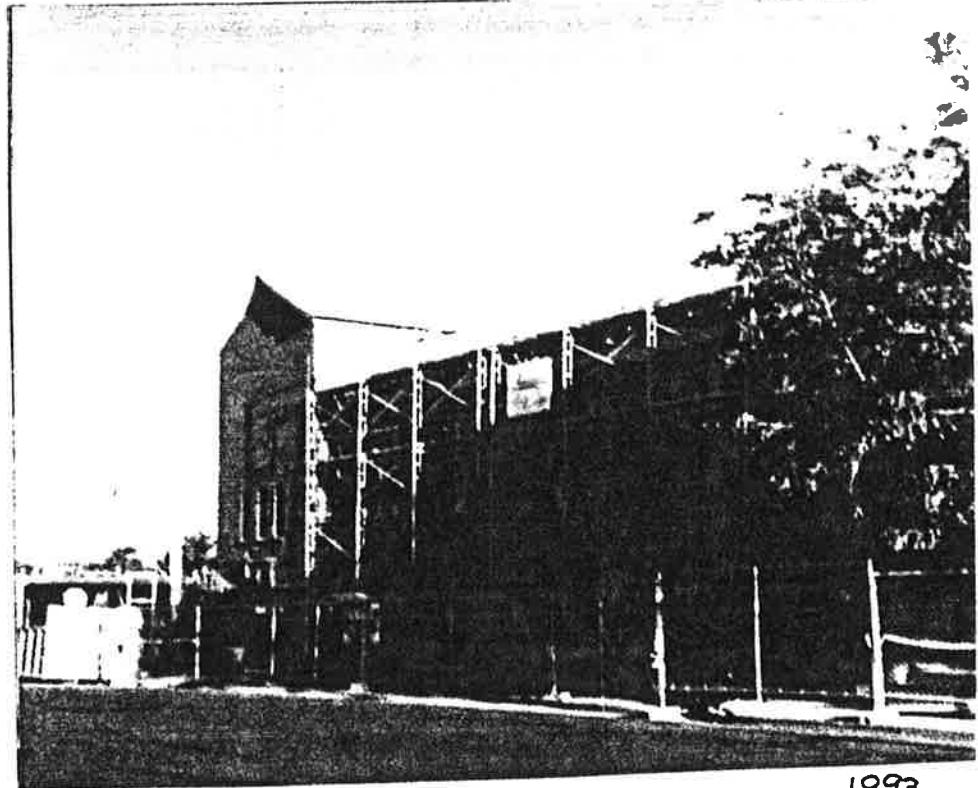
National Register of Historic Places Nomination Form - Carson City Civic Auditorium.

ILLUSTRATIONS - CARSON CITY CIVIC AUDITORIUM



LOOKing east.

1993.



LOOKing S.E.
Restoration under way.

55.2

1993.

181

Reason for project:

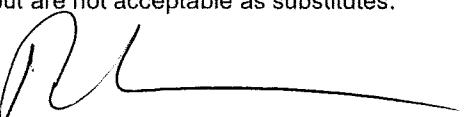
Will the project involve demolition or relocation of any structure within or into the Historic District? Yes No If Yes, please describe:

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

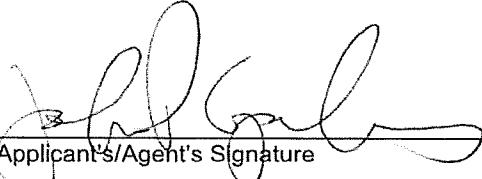
After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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

B. Kim

Owner's Printed Name


Applicant's/Agent's Signature

John P. Cepovos, ARCHITECT

Applicant's/Agent's Printed Name

