

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the October 26, 2000 Hearing**  
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A Downtown Design Review hearing was scheduled for 9:30 a.m. on Thursday, October 26, 2000 in the Community Development Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

**PRESENT:** Rob Joiner, Hearing Examiner  
Michael Robbins, Applicant  
June Hartman, Applicant  
Kathleen King, Recording Secretary  
(DDR 10/26/00; Tape 1-001)

**NOTE:** Unless indicated otherwise, each item was introduced by the Hearing Examiner. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- A. CALL TO ORDER (1-001)** - Mr. Joiner called the hearing to order at 9:47 a.m.
- B. MODIFICATION TO THE AGENDA** - None.
- C. APPROVAL OF MINUTES (1-003)** - None.
- D. PUBLIC COMMENT (1-004)** - None.
- E. PUBLIC HEARING**

**E-1. DG-00/01-3 DISCUSSION AND ACTION REGARDING A REQUEST FROM WELLS FARGO BANK TRUST DEPARTMENT (PROPERTY OWNER) AND MICHAEL ROBBINS (APPLICANT) TO REPAINT BRICK WORK AND BUILDING AND REPLACE ALUMINUM DOORS WITH 8 PANEL WOOD DOORS ON PROPERTY LOCATED AT 210-212 NORTH CARSON STREET, APN 3-213-02 (1-007)** - Mr. Joiner reviewed the color samples included in the agenda materials. Mr. Robbins acknowledged that he wants to replace the Curry Street door, and advised that he is in the process of getting bids from several door companies. Discussion took place regarding the direction the doors will open, and Mr. Robbins indicated that the existing doors open outwardly. With regard to the windows, Mr. Robbins acknowledged that false grids could be installed; however, he would like to give more thought to the matter. He diagramed the front doors and windows and discussed plans to move the building back and place plants and a bench near the front doors. He acknowledged that the aluminum surrounds on the windows could be veneered or painted.

In response to a question, Mr. Robbins drew diagrams of the proposed awnings. He may have the word "Antiques" written on the awnings. Mr. Joiner requested that Mr. Robbins develop a signage proposal and submit it as one application.

In conformance with Section 18.10.010, Mr. Joiner found that this matter was properly before the hearing examiner. Since the building is 50 years of age or older, the review was in conformance with the Secretary of the Interior's Standards for Rehabilitation. Mr. Joiner approved the proposal to paint the building with

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the colors indicated in the application, to install awnings on Curry Street, to replace the aluminum doors as needed with wood or wood-like fiberglass and, if the applicant wishes, to replace any of the aluminum windows with historic-looking veneered windows with separations. Mr. Joiner noted that proposed signs will be reviewed at a future date, and that the present proposal was approved in accordance with Section 18.10.070. He advised of the ten-day appeal period, pursuant to Section 18.10.090, but indicated that since no one other than the applicant and staff were present, the appeal period was inapplicable. Discussion took place regarding redevelopment funding for a park concept, and the application process.

Mr. Joiner recessed the hearing at 10:09 a.m. to await the arrival of the next applicant.

**E-2. DG-00/01-4 DISCUSSION AND ACTION REGARDING A REQUEST FROM RICHARD BORTOLIN, ET AL. (PROPERTY OWNERS) AND JUNE HARTMAN (APPLICANT) TO INSTALL THREE EXTERIOR SIGNS ON PROPERTY LOCATED AT 312 SOUTH CARSON STREET, APN 3-113-11 (1-236)** - Mr. Joiner reconvened the hearing at 10:28 a.m. and reviewed the application. In response to a question, Ms. Hartman advised that the proposed sign colors are purple, gold and black. She referred to the photograph of the front of the building, included in the agenda materials, and described the attachment and wording of the proposed hanging sign. Mr. Joiner advised of the Uniform Sign Code standard which specifies that a sign can project out 18" at 8' from the ground. For every six additional inches the sign projects out, the sign has to be raised another foot. In response to a question, Ms. Hartman advised that the sign frames on either side of the building front have been sprayed with chalkboard paint. In response to a further question, she advised that the neon "open" sign will be the only window sign. She does not foresee placing any other signage in the windows. She indicated that three lights will be installed to illuminate the front building sign, and she is looking into how to turn on the clear Christmas lights which run along the top of the whole building. She plans to open her shop on Saturday, October 31<sup>st</sup>.

Pursuant to Section 18.10.010, Mr. Joiner found that this matter is properly before the hearing examiner. He noted that since the building is fifty years of age or older, the review is in conformance with the Secretary of the Interior's Guidelines for Rehabilitation, pursuant to Section 18.10.070. He reviewed the proposal for a flat sign to be installed on the front wall, measuring 3.5' x 13.5' with external lighting; a sign hanging perpendicular to the building on a metal bracket measuring approximately 18" by 24"; an unilluminated sign on the north elevation of the building measuring 20" by 10', and the existing 1' square framed signs on each end of the building. The proposed sign colors are purple, black, gold and green. Mr. Joiner approved the application with the understanding that Section 18.10.090 provides an appeal period. Since no one other than the applicant and staff participated in the hearing, Mr. Joiner advised Ms. Hartman that she was free to submit her sign permit application.

**F. ADJOURNMENT (1-449)** - Mr. Joiner adjourned the hearing at 10:43 a.m.

The Minutes of the October 26, 2000 Downtown Design Review hearing are so approved this \_\_\_\_\_ day of November, 2000.

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ROBERT F. JOINER, Hearing Examiner