

Item # 4-1

**City of Carson City  
Agenda Report**

**Date Submitted:** February 26, 2008

**Agenda Date Requested:** March 6, 2008

**Time Requested:** Consent

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to approve a request from Jenny Lopiccolo (property owner: Lopiccolo Investments LLC) for Historical Tax Deferment Status on property located within the Historic District, 310 South Carson Street, APN 003-113-09 (St. Charles Hotel). File HRC-07-207

**Staff Summary:** The subject property is eligible for the Open Space Use Assessment Historic Tax Deferment as a result of its conformance to specific standards and its historical status in Carson City.

**Type of Action Requested:**

- Resolution
- Formal Action/Motion
- Ordinance
- Other

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** None

**Historic Resources Commission Action:** February 14, 2008 - Approval 5 Ayes, 0 Nays, 1 Abstention, 1 Vacant position..

**Recommended Board Action:** I move to approve a request from Jenny Lopiccolo (property owner: Lopiccolo Investments LLC) for Historical Tax Deferment Status on property located within the Historic District, 310 South Carson Street, APN 003-113-09 (St. Charles Hotel).

**Explanation for Recommended Board Action:** The Historic Resources Commission's decision was properly based on the required findings that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.06 (Historic District).

**Fiscal Impact:** N/A


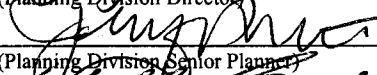

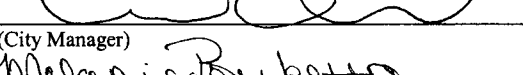
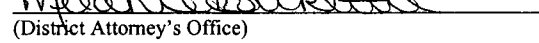
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) To deny HRC-07-207 or, 2) Refer back to the Historic Resources Commission for further review.

**Supporting Material: HRC-07-207 Staff Report  
Case Record**

**Prepared By:** Rose Mary Johnson, Management Assistant III

**Reviewed By:**  Date: 2/26/08  
(Planning Division Director)  
 Date: 2/26/08  
(Planning Division Senior Planner)  
 Date: 2/26/08  
(Development Services Director)  
 Date: 2/26/08  
(City Manager)  
 Date: 2-26-08  
(District Attorney's Office)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING  
OF FEBRUARY 14, 2008**

**AGENDA ITEM: F-4**

**FILE NO: HRC-07-207**

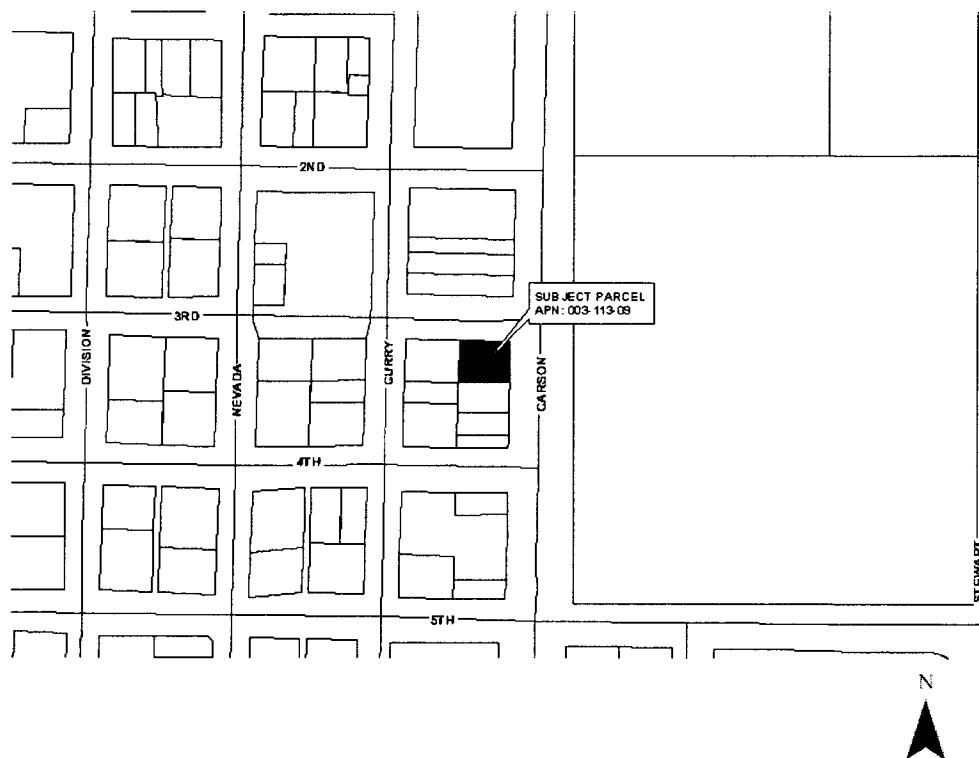
**STAFF AUTHOR:** Jennifer Pruitt, Senior Planner

**REQUEST:** A request for Historical Tax Deferment status for the St. Charles Hotel.

**APPLICANT/OWNER:** Jenny Lopiccolo / Lopiccolo Investments LLC

**LOCATION/APN:** 310 South Carson Street / APN 003-113-09

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to approve HRC-07-207, a request from Jenny Lopiccolo, for Historical Tax Deferment on property zoned Downtown Mixed Use (DT-MU), located at 310 South Carson Street, APN 003-113-09. The subject approval is based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies."



**1. The property must have significance or be listed in the Carson City Historic Survey.**

*The St. Charles Hotel site is composed of two historic buildings — the three-story Hotel St. Charles building on the corner of Carson and Third Streets and the two-story Muller's or Pony Express Hotel, which directly abuts the former to the south. The St. Charles had also been known as the Page Hotel during the 1950s. Today both buildings are collectively known as the St. Charles Hotel and are situated across the street from the Capitol Complex.*

*Both structures were built in the early 1860's and, as such, are two of the oldest remaining commercial buildings in Carson City. In terms of general character, age, style and material, the two appear to have been linked historically. Both hotels were remodeled, probably in the 1930s to suit that era. The buildings were stuccoed and the cornices removed. An architectural historical survey of 1980 included a review these two structures (see attached reports). Both were placed on the National Historic Register 25 years ago on 27 September 1982. The subject site is listed on the Carson City Resources Inventory of March 1980, completed by Historic Environment Consultants.*

**2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.**

*A site visit was conducted on December 27, 2007, and the site was found to be in excellent condition. There have been significant upgrades to the property within the last few months. This property was the subject of a public hearing at the September 13, 2007 Historic Resources Commission for certain exterior improvements, including new signage, lighting, awnings, window and column treatment, door treatments, new redwood decking and new fire pit. A new restaurant and bar with entertainment (Firkin & Fox) is occupying the lower floor of the historic structures, which will breathe new life into this historic property.*

*Staff will provide photographic documentation of the property at the February 14, 2008, Historic Resources Commission meeting.*

**3. Any alteration on the property must be of compatible historical character.**


*No alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built in 1862. This structure has a historic name of the St. Charles Hotel. The building is approximately 12,906 square feet in size and is three stories in height. This is one of the oldest commercial structures in Carson City. As noted above the structure has been recently upgraded significantly, and is currently compatible with the historic character of Carson City.*

**4. The property must be in compliance with Historic Resources Commission guidelines.**

*The subject site is currently in compliance with the Historic Resources Commission Guidelines. There have been no complaints referencing non-compliance.*

Respectfully Submitted,

PLANNING DIVISION



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Jennifer Pruitt, AICP, LEED AP  
Senior Planner

JP/rmj



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

## MEMORANDUM



**TO:** Jennifer Pruitt, Community Development  
**FROM:** Kimberly Adams, Assessor's Office  
**DATE:** December 19, 2007  
**RE:** Historical Site Assessment  
Parcel No. 003-113-09

Enclosed you will find an application for Historical tax deferment status.

The current values without the Historical Deferment are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 42,483	LAND: 121,380
IMPROVEMENTS: 109,703	IMPROVEMENTS: 313,437

The values if the Historical Deferment is approved:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 31,437	LAND: 89,820
IMPROVEMENTS: 81,180	IMPROVEMENTS: 231,943

These values will be for the 2008/09 fiscal year if the application is not recorded on or before June 30, 2008.

Please proceed accordingly.

Thank you.  
Kimberly Adams  
Property Appraiser II

**DAVID A. DAWLEY - CARSON CITY ASSESSOR**

201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139

*"The undersigned hereby affirms that there is no social security number contained in this document."*

APN (Assessor's Parcel Number)

003-113-09

**Return this application to:  
Carson City Assessor's Office  
201 N. Carson St. Ste 6  
Carson City, NV 89701  
(775) 887-2130**

This space for Recorder's Use Only

### Application for Open Space/Historic Use Assessment

*Return this application to the County Assessor's Office at the address shown above no later than June 1<sup>st</sup>. If this application is approved, it will be recorded and become a public record.*

**IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.**

Please type in the following information for each owner of record or his representative.

Owner:	<u>Lopiccolo Investments LLC</u>	Representative:	<u>Jenny Lopiccolo</u>
Telephone #:	<u>775-882-3833</u>	Telephone #:	<u>772-9579</u>
Fax #:	<u>775-882-6932</u>	Fax #:	
Email Address:	<u>jlopiccolo@ealoans.com</u>	Email Address:	<u>jlopiccolo@ealoans.com</u>
Mailing Address:		Mailing Address:	
Address:	<u>307 W. Winnie Ln. Suite 1</u>	City, State, Zip:	<u>← same</u>
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	

This property is .12 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Commercial

For what reasons do you feel the above-described property should be classified as open space/historic:

The property is widely considered as one of the historic treasures of Carson City. It was built in 1862 and has a long established historic value. It is also listed on the National Historic Register.

Is the property available and accessible to the general public? Yes

If not, explain: \_\_\_\_\_



If open space real property classification is sought on the basis of the property being designated by law as **historic**, please answer the following questions:

1) The historic name of the property is The St. Charles Hotel

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2) The address of the property is 310 S. Carson Street

3) The improvements were constructed in 1862 (Indicate year, estimate if unknown)

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

[Signature] 307 W. Winnie Ln #1 12-19-07  
 Signature of Applicant or Agent - Address and Phone Number Date

Venigee Depicardo 307 W. Winnie Ln #1 12/19/2007  
 Signature of Applicant or Agent - Address and Phone Number Date  
 Carson City NV 89703  
 772-9579

Signature of Applicant or Agent - Address and Phone Number Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received		<u>12/19/07</u>	<u>KA</u>
			Date	Initial
<input checked="" type="checkbox"/>	Property Inspected		<u>12/27/07</u>	<u>JP</u>
			Date	Initial
<input checked="" type="checkbox"/>	Outside Agency Approval			
	<u>HRC</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<u>2/14/08</u>	<u>JP</u>
			Date	Initial
	<u>SHPO</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<u>2/14/08</u>	<u>JP</u>
			Date	Initial
<input type="checkbox"/>	County Commission Action	<input type="checkbox"/> Approved <input type="checkbox"/> Denied		
			Date	Initial
<input type="checkbox"/>	Written Notice of Approval or Denial Sent to Applicant			
			Date	Initial

Reasons for Approval or Denial and Other Pertinent Comments:  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Official Processing Application Title Date

**CARSON CITY RESOURCES INVENTORY**

**IDENTIFICATION:**

1. Address: 302 and 304 South Carson *APR 3-113-1*
2. Common Name: Pony Express Hotel
3. Historic Name: St. Charles Hotel
4. Present Owner: Dennis Sayan
5. Address (if not occupant): c/o Dennis Sayan; 310 South Carson; Carson City, Nevada
6. Present Use: bar/residential Original Use: commercial/residential

**DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:**

The brick commercial building is three stories in height with a concrete foundation and an apparently flat roof. The ground floor contains four rectangular openings on Carson Street and several on West Third Street. Those on the Carson Street contain transomed areas above them. Two of these openings are recessed doorways and two are currently windows with the lower portion of the openings filled in. There are granite facings at the base. Second floor windows have slightly angled and projecting headers, suggestive of pediments, while those below are flat. A brick belt course encircles the building below the cornice.

Ground floor windows and doors, on both east and north elevations, appear variously altered. Windows of the second and third floors have also been altered here and there but are essentially double hung with six lights over six. Front facade openings have been altered and the front cornice entrance angled. Two different brick surfaces are visible on the north elevation, suggesting two different building periods or different surfacing techniques. A frieze banding at the first floor height appears to have been removed. The structure has been sand blasted to remove its former covering, resulting in a pitted surface and crumbling mortar. A two story flat-roofed addition occurs at the rear. A one story concrete block garage building has been added to the rear of the two story addition. A fire escape has been added at the rear.

**RELATIONSHIP TO SURROUNDINGS:**

The structure is important with respect to the adjacent structure, both of which are important elements of this 19th century block.



Street Furniture: ---

Landscaping: ---

Architectural Evaluation: PS \_\_\_ NR X

District Designation: PD CSDDNR \_\_\_

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 deterioration from surface exposure

ADJACENT LAND USES:

commercial/governmental

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated X

APPROXIMATE SETBACK: at the sidewalk

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1862 Estimated \_\_\_\_\_ Factual X Source: Noreen Humphreys

Is Structure on Original Site? X Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

The structure was built in the early 1860's and as such is one of the oldest remaining commercial buildings in Carson City. The building occupies the corner lot site and dominates the intersection, but relates importantly 306 and 310 South Carson in terms of general character, age, style and material. The two appear to have been linked historically.

The infill structure that may occur in the center of this very significant block is crucial visually. The design should be most sensitive to the buildings that will surround it in terms of scale, material, color, height, fenestration patterns and overall character, in order not to detract from one of the very few early commercial-full block resources in the city.

This structure served as the Hotel St. Charles, and probably numbered early legislators and mining personell among its clientele. Its restoration would provide a visual focus for the area and could serve as a catalytic force.

The St. Charles Hotel and Pony Express Hotel were remodeled probably in the 1930's to suit that era. The building's were stuccoed and the cornices removed. New signs were attached and the first floor openings somewhat modified.

SOURCES:

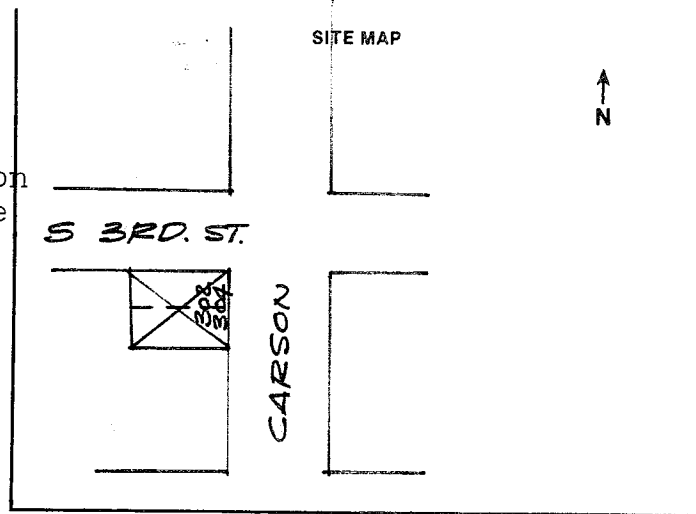
Noreen Humphreys  
Carson City Guide, 1953

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes: The building surface should be treated if possible to smooth it and the brick repointed. Openings and frieze should be restored according to available evidence.

Zoning:



**CARSON CITY RESOURCES INVENTORY**

**IDENTIFICATION:**

- 1. Address: 306 and 310 South Carson APN 3-113-3
- 2. Common Name: Pony Express Hotel
- 3. Historic Name: Muller's Hotel
- 4. Present Owner: Dennis Sayan
- 5. Address (if not occupant): 804 Crain Street; Carson City, Nevada
- 6. Present Use: commercial/residential Original Use: commerical/residential

**DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:**

The two story brick structure is a vernacular representative of the commercial Italianate mode. Virtually bereft of ornamentation, the building's design interest is dependent upon fenestration patterns and the rather wide simple projecting frieze just below the short false parapet. There are five openings at the second floor level, with simple segmental arches, filled-in and fitted with small newer windows. Voussoirs and sills are still in place. There were four first floor openings until the wall between the central openings was removed. Segmented arches top the openings. Windows vary from one light over one to six lights over six, newer casement windows and include some fixed storefront windows.

Alterations include a two story shed-roofed addition at the rear and a one story concrete block addition at the rear of that. A frieze band has been removed, and the second floor window openings have been filled in and windows replaced. The pier between two arched openings at street level has been removed and other window and door openings modified. The building has experienced poor surface treatment by sandblasting, and the surface is now pitted and the mortar is crumbling.

**RELATIONSHIP TO SURROUNDINGS:**

The structure is important with respect to the taller structure next door, the former Hotel St. Charles. The buildings relate importantly to the other two 19th century buildings on this block.

Street Furniture: ---

Landscaping: ---



Architectural Evaluation: PS \_\_\_ NR X

District Designation: PD CSDD 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 BC Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other some surface  
deterioration

ADJACENT LAND USES:

commercial

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated X

APPROXIMATE SETBACK: at the sidewalk

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1862 Estimated \_\_\_\_\_ Factual X Source: Noreen Humphreys

Is Structure on Original Site? X Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built in the early 1860's, the structure is one of the oldest remaining commercial buildings in the city. Its existence on this block with three other very early and relatively intact commercial structures, makes the block a very rare one, and each component, a significant resource. The building relates most importantly to the former St. Charles Hotel next door and was visually and possibly physically linked historically to it. They are important as a corner grouping.

The infill structure that may occur in the center of this very significant block is crucial visually. The design should be most sensitive to the buildings that will surround it in terms of scale, material, color, height, fenestration patterns and overall character, in order not to detract from one of the very few early commercial full-block resources in the city.

SOURCES:

Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes: Restore correct openings and windows, rework surface to smooth and protect, repaint where needed

Zoning:

