

item # 3

**City of Carson City
Agenda Report**

Date Submitted: May 6, 2008

Agenda Date Requested: May 15, 2008

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: A presentation to the Board of Supervisors from the Historic Resources Commission (HRC) of the Carson City Historic Preservation Awards Program for 2008.

Staff Summary: On behalf of Historic Preservation Month of May, the HRC selected Richard Baker, Architect and previous HRC Commissioner; the St. Charles Hotel owners, Mark and Jenny Lopiccolo; and Jim Phalan and Jeff Phalan owners of the Firkin & Fox Restaurant and Pub in recognition of significant preservation accomplishments to receive the Carson City Historic Preservation Award for 2008.

Type of Action Requested:

- Resolution
- Ordinance
- Formal Action/Motion
- Other (Presentation)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: None

Historic Resources Commission Action: Approved the selections on April 10, 2008 by a vote of 6 Ayes, 0 Nays. 1 position vacant.

Recommended Board Action: None, presentation only

Explanation for Recommended Board Action: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

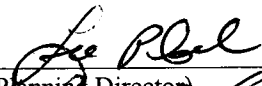
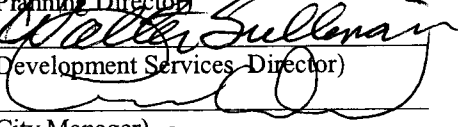
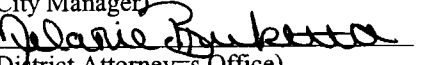
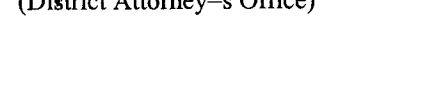
Funding Source: N/A

Alternatives:

- 1) None

Supporting Material:
None

Prepared By: Rose Mary Johnson, Management Assistant

Reviewed By:	 _____ (Planning Director)	Date: <u>5-6-08</u>
	 _____ (Development Services Director)	Date: <u>5-6-08</u>
	 _____ (City Manager)	Date: <u>5-6-08</u>
	 _____ (District Attorney's Office)	Date: <u>5-6-08</u>

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

AWARD #1

TO: Mayor and Board of Supervisors
FROM: Historic Resources Commission *jl*
DATE: May 15, 2008
SUBJECT: Richard Baker, Architect

Richard Baker has made an outstanding contribution to Carson City as an active member of several committees. His credentials include:

- * Licensed Architect for 50+ years
- * State Public Works Board - Project Manager
- * Capital Projects Advisory Commission (CPAC) - Original commission member from 1992 thru completion in 1999
- * Historic Resources Commission - Commission member, serving in the capacity of a licensed architect with experience in historic preservation since 1997



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 302 and 304 South Carson APN 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:

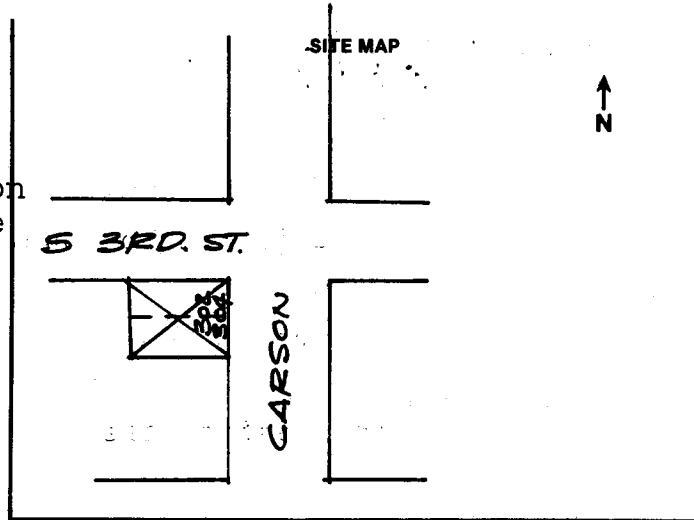
Noreen Humphreys
Carson City Guide, 1953

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

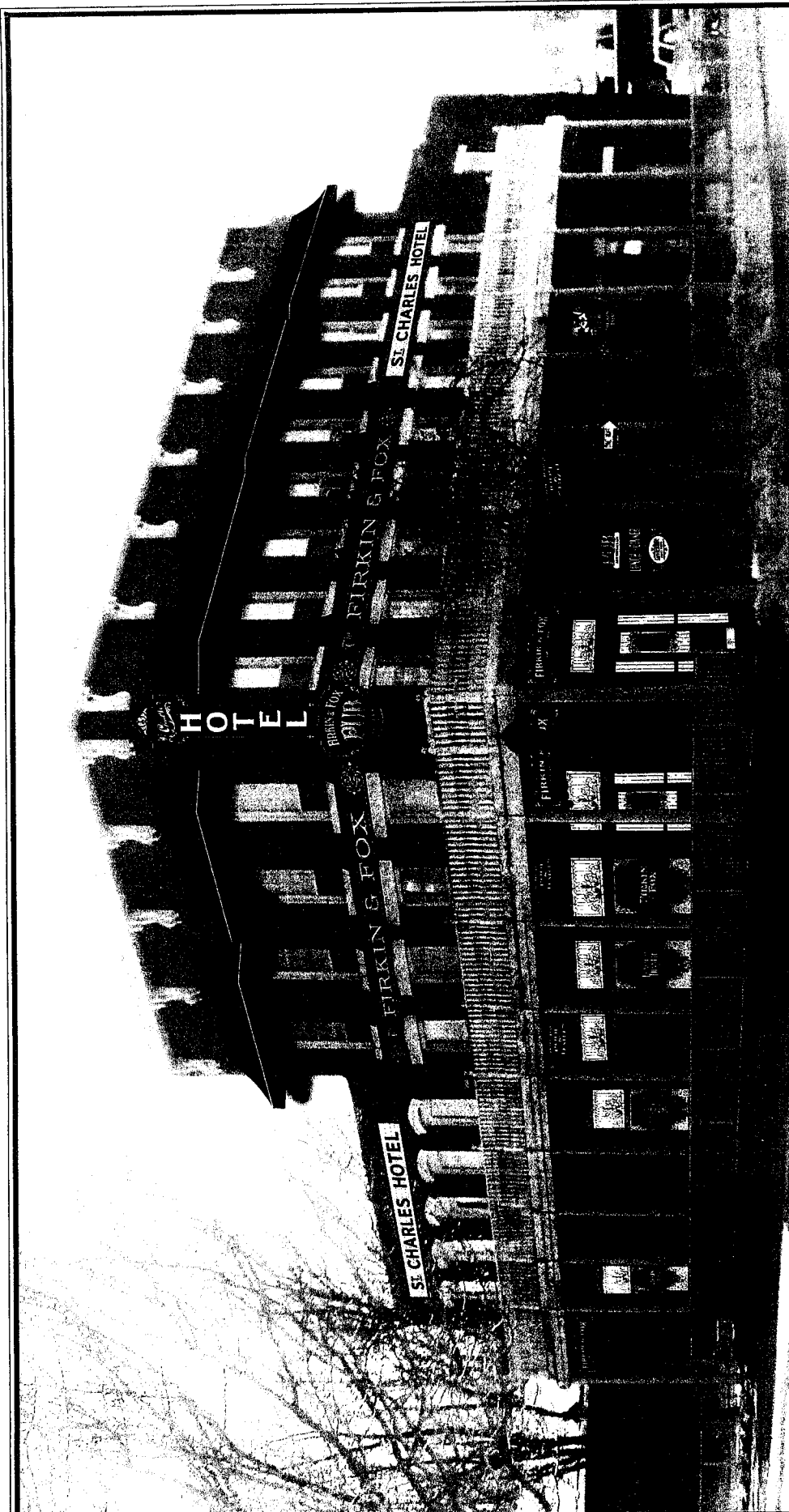
Adaptive Use:

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:



Award #3



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 (C. J. Bernard)
- 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 CC 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:

