



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Historic Resources Commission meeting of March 14, 2019

TO: Historic Resources Commission **Item E-3**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: February 28, 2019

SUBJECT: HRC-19-023 – For Possible Action: Discussion and possible action regarding potential nominations for the 2019 Carson City Historic Preservation Awards for outstanding achievements in historic preservation.

Recommended Motion: “I move to select _____ for the 2019 Historic Preservation Award in celebration of Historic Preservation and Archaeological Awareness Month.”

Discussion:

The HRC annually presents the Historic Preservation Award to projects, persons or organizations for outstanding achievements in historic preservation. The City placed an advertisement in the Nevada Appeal to solicit nominations from the community. The due date for nominations is March 11, 2019. Any nominations received will be provided to the Commission as late material.

The HRC members may provide staff with nominees at the HRC meeting or complete the attached nomination form. Any member of the public may nominate a person or property by submitting the attached form to the Planning Division by March 11, 2019. Planning Division staff will then present more detailed information on each of the nominees to the HRC at its meeting on March 14, 2019, for the HRC to select award recipients.

For more information on this item, please contact the Planning Division at 887-2180, or hsullivan@carson.org.

Attachments:

- 1) Past Historic Preservation Award recipients 2001-2017
- 2) 2018 Historic Preservation Award nomination form
- 3) Nominations Received

Carson City Historic Preservation Awards

Recipient	Address	Year Awarded	Comments
Rinckel Mansion	102 N. Curry St.	2001	Nevada Press Association
Adams House	990 N. Minnesota St.	2001	Carson Tahoe Hospital Foundation
St. Charles Hotel	310 S. Carson St.	2001	Robert McFadden
Carson Brewery Building	555 W. King St.	2001	Brewery Arts Center
Wungnema House	844 N. Saliman Rd.	2001	Carson City Parks
State of Nevada Courthouse	100 S. Carson St.	2003	Heroes Memorial Building
Brougher- Bath House	503 N. Nevada St.	2003	Carlita Ray
Pecorilla Residence	1004 W. King St.	2004	Karen Pecorilla
Glenbrook Properties	504 W. Fifth St.	2004	Shelly Aldean
National Best Sellers Building	123 W. Second St.	2004	Lopiccolo Family Trust
Mayor Ray Masako		2005	Individual Award
Hyman Olcovich House	412 W. Curry St.	2005	Jennifer Verive and Gary Cain
State Farm Office Building	810 N. Nevada St.	2005	Bret and Dani Andreas
The Lucky Spur	302 N. Carson St.	2005	Stew's LLC
Westside Court	Robinson,Caroline,Minnesota	2005	Art Hannafin
Dr. Simeon L. Lee Home	340 N. Minnesota St.	2006	RCI
Adel's	1112 N. Carson St.	2006	Adel's Restaurant
First Presbyterian Church	110 N. Nevada St.	2006	Group award for the preservation efforts
Masonic Lodge	729 N. Carson St.	2006	Depot Building
Professional Office	111 S. Division St.	2006	Dr. Thomas Gibbon's III Office
Barber-Belknap House	1206 N. Nevada St.	2007	Peter Smith and Patty Cooper-Smith
Office Building	512 N. Carson St.	2007	Northern Nevada Title Company

Carson City Historic Preservation Awards

Recipient	Address	Year Awarded	Comments
McKeen Motor Car No. 22	2180 S. Carson St.	2007	Carson City Railroad Museum
Firkin & Fox- St Charles Hotel	310 S. Carson St.	2008	Jim and Jeff Phalen
St Charles Hotel- remodel	310 S. Carson St.	2008	Mark and Jenny Lopiccolo
Richard Baker		2009	Individual Award
Mayor Marv Teixeira		2009	Individual Award
Waterhouse residence	312 W. Musser St.	2009	Edward and Maureen Waterhouse
Noreen Humphreys		2010	Individual Award
Twedt residence	612 W. Robinson St.	2010	Carter and Peggy Twedt
Frank Norcross House	412 N. Division St.	2010	Kilpatrick, Johnson & Adler LLC
G.J. Edwards House	204 N. Minnesota St.	2010	Edwards House LLC
Robin Williamson		2011	Individual Award
Professional Office	503 N. Nevada St.	2011	Darsi Casey
Pete Livermore		2011	Individual Award
Nevada State Museum	600 N. Carson St.	2011	State of Nevada
Art Hannafin, Architect		2012	Individual Award
Fitzsimmons Property	411 N. Division St.	2013	Laura and Lambrose Fitzsimmons
Shefrin residence	604 W. Division St.	2013	Stephanie J. Shefrin Living Trust
Warren Engine Company		2013	Carson City Fire Department
Shelly Aldean		2013	Individual Award
Jennifer Pruitt		2013	Individual Award
McLaughlin Residence	611 W. Robinson St.	2014	Jack and Sheryl McLaughlin
McFadden Residence	500 Mountain St.	2014	Robert C McFadden Jr
Brewery Arts Center	449 W. King St.	2014	Carson City Parks Department
Jaquette Residence	308 Thompson St.	2014	Peter and Menna Jaquette

Carson City Historic Preservation Awards

Recipient	Address	Year Awarded	Comments
Maple Hill West, Inc.	412 N. Minnesota Street	2015	
Gibbons Office Building	444 S. Division Street	2015	Thomas and Debra Gibbons
The Late Assemblyman Pete Livermore		2015	Individual Award for efforts on Nevada State Prison
The Late Lee Radtke		2015	Individual Award for efforts on Nevada State Prison
Myron Carpenter		2015	Individual Award for efforts on Nevada State Prison
The Nevada State Railroad Museum - Chris de Witt, Rick Stiver, Mort Dolan, Lee Hobold		2016	Group Award for efforts on Glenbrook Locomotive
James and Margaret De Arrieta	216 Mountain Street	2017	Restoration of 216 Mountain Street
James Warren	603 W. Robinson Street	2017	Restoration of 603 W. Robinson Street
Ken Dorr		2017	Virginia and Truckee Railway Reconstruction Project
Katherine Boedenauer	708 West Musser Street	2018	Maintenance of 708 West Musser Street
Richard Tieben	Pierini Oven House	2018	Reconstruction of the Pierini Oven House

2019 Carson City Historic Preservation Award Application

In the spring of 2019, the Carson City Historic Resources Commission will present its annual awards for outstanding achievements in historic preservation. The public is encouraged to nominate any individual, business, organization, building or project or object which it feels deserves recognition.

This award recognizes excellence in the preservation and restoration of historic buildings, interpretation of architectural features in new construction and adaptive reuse of historic structures. Judging standards include architectural integrity and period comparability, successful adaptation or use of historic structure, quality of construction or craftsmanship. All nominations must be located within Carson City and any improvements must have been completed by January 01, 2019.

Completed nomination forms must be postmarked or emailed by March 11, 2019.

Email: planning@carson.org

**Carson City Planning Division
Historic Preservation Awards 2019
108 E. Proctor Street
Carson City, NV 89701**

Name of Project / Nominee

Address of Project / Nominee

Owner

Reason for Nomination:

Attach additional information including, but not limited to, photos and/or written information regarding the nominee. Send digital photos to planning@carson.org or call 887-2180.

Nominator's Name

Address

Telephone

E-mail Address

Hope Sullivan

From: Jed Block <jed@stateagent.com>
Sent: Tuesday, March 05, 2019 2:04 PM
To: Hope Sullivan
Subject: preservation awards

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hope, all 7 of these properties look well maintained and the Recently renovated building at 410 N Carson.
301 W Fourth St 003-129-02,
311 W Fourth 003-129-01,
312 W Third 003-123-04,
138 Rice St 002-151-05,
116 Rice St 002-151-03,
130 Rice St 002-151-04,
410 N Carson St 003-224-03
Jed

301 West Fourth St.



**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 301 W. Fourth

Location: Southwest corner W. Fourth and S. Nevada

Construction Date: 1914 (assessor)

Historical Background

This parcel, which consists of lots 1,4, and 5, was sold as separate lots until 1913. John Meyer purchased the three lots in 1889. In 1913 he sold them as a unit to Liz Sanger, the widowed partner in the Meyer & Sanger Saloon (See 205 W. fourth St.). In 1937 Elizabeth Sanger transferred the property to her son, John Sanger. The Sangers had homes on West Fifth Street and did not live at this address. By 1948 the occupant of this house was Mary Ross, widow of John Ross.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

Elizabeth Sanger House

1B. Current/Common Name

Robert C. Herman Law Office

2. PROPERTY ADDRESS

Street Address	301 W. Fourth St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Herman, Robert C.
Mailing Address	301 W. Fourth St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-129-02

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.18		Estimated
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8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260860E 43381800N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

X	Basement	1	Number of stories
	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Craftsman

10D. Construction Date(s)

1914		Circa
------	--	-------

10E. Date(s) of Significance

1914

10F. Historic Resource Theme (See Appendix C)

Land Usage: Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed			Date Listed		
X	Eligible under:					
X	Criterion A		Criterion B	X	Criterion C	Criterion D
	Other (specify)					
	Not Eligible					
	Unevaluated					

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

N/A

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: Elizabeth Sanger House

City, County: Carson City

Section No. 9G

Page No. 5

The one-story frame house is a gable-fronted Craftsman bungalow. The front porch, engaged under a hipped extension of the roof, is glassed in but retains its posts. An angled bay window on the east side is supported by triangular brackets—Craftsman features that suggest the bay window is original. Other features include 1/1 windows, exposed rafter ends, and a rear addition to which is attached a car port.

The property is listed as a contributing resource in the West Side Historic District.



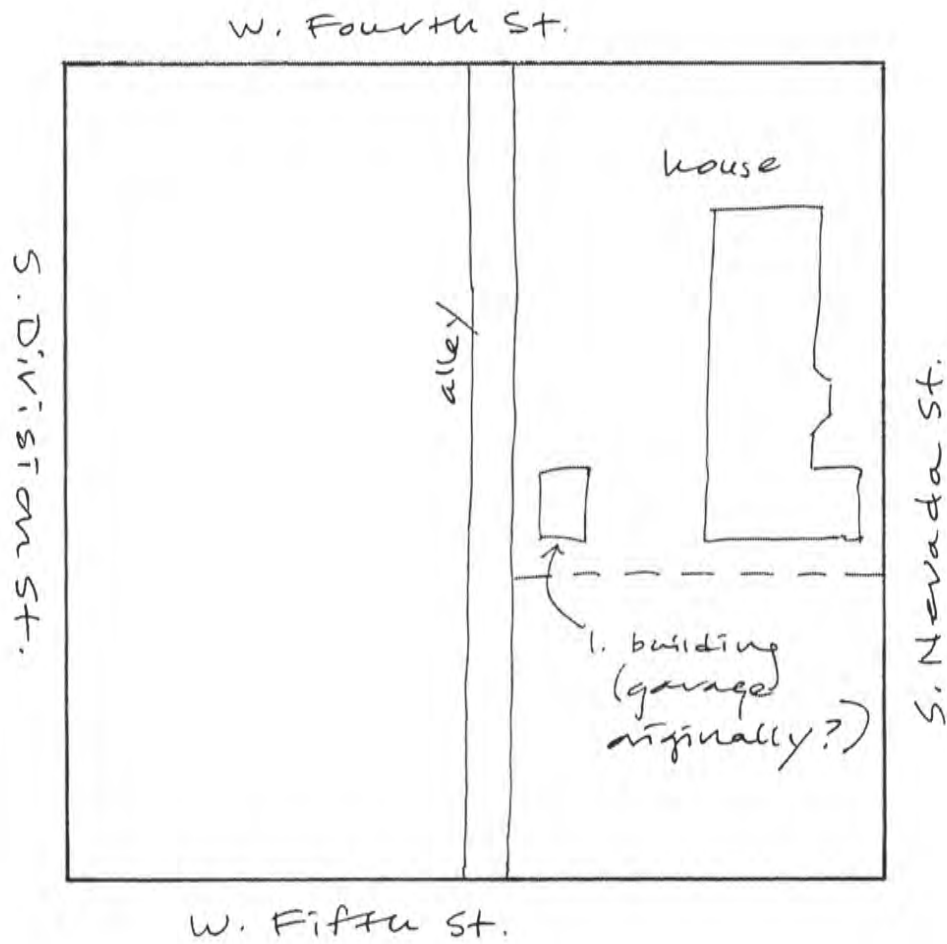
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Elizabeth Sanger House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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N

NEVADA STATE HISTORIC PRESERVATION OFFICE
 HISTORIC RESOURCE INVENTORY FORM
 ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM

Property Name: 301 W. Fourth St. City, County: Carson City

Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	1	1	Contributing	Noncontributing
Number of associated features:			Contributing	Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage?	Historic Use	
Current Use	Storage	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Ca. 1920	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	



217





216

311 West Fourth St.



**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 311 W. Fourth, Skeen House

Location: Southeast corner W. Fourth and S. Division

Construction Date: 1909 (assessor); 1860 (SHPO)

Historical Background

This house was constructed in the Greek Revival style. It has clapboard siding and has been expanded over the years. The property was owned by a number of individuals in the 1860s and 1870s. In 1877 James sold the house to Ann Cary. In 1880, Cary was a widow, "keeping house," and living with a 17 year old son, John, who was a saddler.

When Cary sold in 1889 the property again changed hands repeatedly. By 1909 James Audrain was the owner and resident. Audrain was employed as a bank clerk. H. H. Springmeyer was the next owner. Springmeyer was a German emigrant who lived with his wife Katherine on Minnesota Street. They had immigrated to the United States in 1867. Although they had nine children, only one, Annie, was still living at home. While Springmeyer owned the home, a number of individuals lived there. In 1909 Mrs. Emil Peterson (also spelled

Petersen) also occupied the house. Emil Petersen, a German immigrant, operated a hay and grain business on 6th and Carson streets.

In 1917 John Glanzman was the home's occupant. Glanzmann worked for Burlingame & Tucker, a garage and plumbing business. Glanzmann's parents, John and Mary, had immigrated to the United States in 1875, listing their ethnicity as Swiss-German. Glanzmann Jr. was born in Nevada.

Roland Fleet lived in the house from 1920 through 1923. Fleet was a machinist for the Virginia & Truckee Railroad. Otto Kernke, who worked at the Taxi Garage, also lived in the house in 1923. Anne Russell, wife of George Russell, State Treasurer from 1929 until 1935 purchased the house in 1927, and John and May Armstrong had moved into the home. John Armstrong was an auto mechanic.

Dr. Anthony Huffaker was living at 311 W. Fourth by 1929. Huffaker had been practicing medicine in Carson City for a number of years. In 1907 he had an office and residence at 308 N. Curry Street. Between 1933 and 1937 William and Verla Stinson were living in the house, and Stinson worked at A. G. Meyers Co. A. G. Meyers, located at 202 N. Carson Street, had been a mercantile earlier in the century, and was operating as a grocery store by the 1930s. Spencer Butterfield, branch manager at the First National Bank, lived in the house in 1938. In 1948 George and Bernice Bradshaw were in residence. Bradshaw was the traffic superintendent for the State Highway Department.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 311 West Fourth APN 3-129-1
- 2. Common Name: _____
- 3. Historic Name: Skeen House
- 4. Present Owner: Annexa Hoffman / Stanley J. Ziebron
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This vernacular structure is one story in height, and derives its design origins from the Greek Revival style. The exterior surface is clapboard and the foundation of the rectangular structure is stone. There are eave returns and a drop in the gable, and a square paneled bay projects from the front facade. The house has a gable roof with a large shed-roofed addition to the east. A pediment molding tops the entry door and windows are double hung with both two lights over two and a single pane over single pane.

There has been a small addition at the southwest corner, and a large one at the east side that encompasses almost half of the gable of the original house. This section was added in the 1970's. The pediment above the entrance may be later.

There are two small garages on the property, one surfaced with board and batten and one with shiplap.

RELATIONSHIP TO SURROUNDINGS:

The structure is appropriate in scale, height, style and material to other structures in this neighborhood.



Street Furniture: wire fence

Landscaping: old apple trees, mature street trees

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447

Date March 1980

162

THREATS TO SITE:

None Known Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 to 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

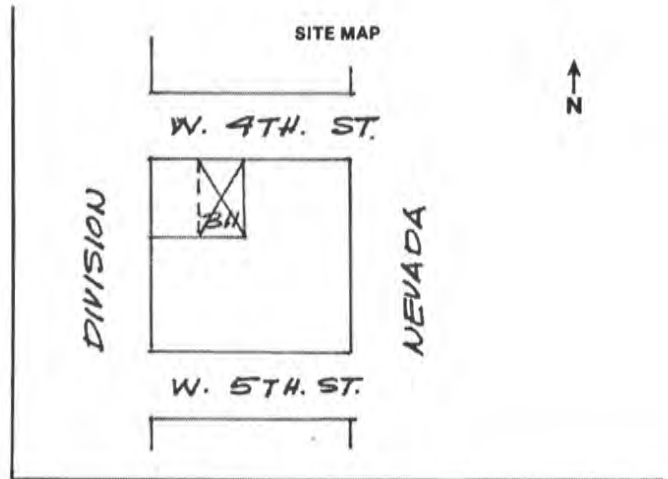
Date of Construction 1860's Estimated Factual _____ Source: Noreen Humphreys

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The building is representative of modest middle class housing of the last half of the 19th century. While the original house was rather small, its detailing and design were carefully, if not lavishly executed.

According to local sources, the house was built in the late 1860's, making it one of the city's early residences.



SOURCES:

Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6⁰
(1980 updated)

IDENTIFICATION:

- 1. Address: 311 West Fourth 08 3-129-01
- 2. Common Name: _____ GRIFFIN, NORMA
- 3. Historic Name: Skeen House 311 W FOURTH ST
- 4. Present Owner: _____ CARSON CITY NV 89701
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This vernacular structure is one story in height, and derives its design origins from the Greek Revival style. The exterior surface is clapboard and the foundation of the rectangular structure is stone. There are eave returns and a drop in the gable, and a square paneled bay projects from the front facade. The house has a gable roof with a large shed-roofed addition to the east. A pediment molding tops the entry door and windows are double hung with both two lights over two and a single pane over single pane.

There has been a small addition at the southwest corner, and a large one at the east side that encompasses almost half of the gable of the original house. This section was added in the 1970's. The pediment above the entrance may be later.

There are two small garages on the property, one surfaced with board and batten and one with shiplap.

RELATIONSHIP TO SURROUNDINGS:

The structure is appropriate in scale, height, style and material to other structures in this neighborhood.



Street Furniture: wire fence

Landscaping: old apple trees, mature street trees

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447

Date March 1980

148

THREATS TO SITE:

None Known Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 to 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

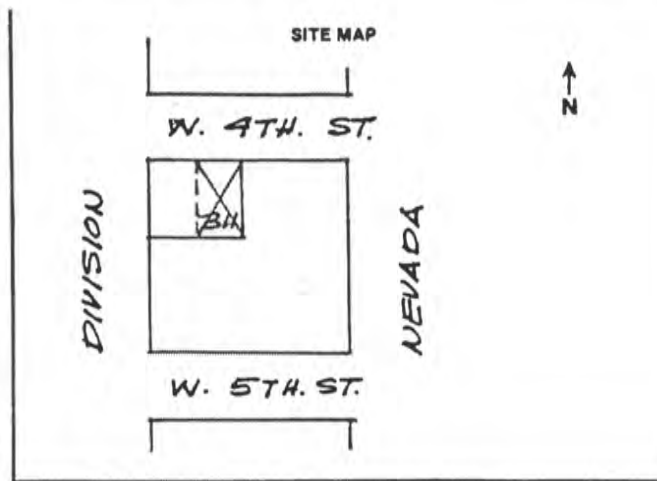
Date of Construction 1860's Estimated Factual _____ Source: Noreen Humphreys

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The building is representative of modest middle class housing of the last half of the 19th century. While the original house was rather small, its detailing and design were carefully, if not lavishly executed.

According to local sources, the house was built in the late 1860's, making it one of the city's early residences.



SOURCES:

Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

312 West Third St.



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 312 West Third APN 3-123-4
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: William and Linda Shaw
- 5. Address (if not occupant): P.O. Box 833; Minden, Nevada 89701
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Two stories in height this vernacular structure reflects Greek Revival style in form and detailing. The foundation is stone and the wood frame structure is sheathed with both clapboard and shiplap. The rectangular building has a gabled roof and double hung windows with a majority containing six panes over one. The hip roofed porch is supported by slightly battered posts. The west facade has two nine-paned fixed windows and a tripartite vent. Clapboard covers the gable end above the first floor to the peak, and shiplap covers the area below. Eave returns and simple window surrounds are the main decoration. A dormer window projects from the gabled roof.

Alterations include: the addition of dormer windows, some changes to other windows, the garage extension, the use of horizontal aluminum siding at the rear, and the addition of a small lean-to at the north/rear.

A free standing garage with narrow siding faces Division Street.

RELATIONSHIP TO SURROUNDINGS:

Somewhat larger than adjacent buildings the structure is compatible in massing with the new construction and the Ferris House.



Street Furniture: board fence

Landscaping: mature trees, bushes, lawn

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

152

THREATS TO SITE:

None Known Private Development _____
Zoning AO Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

office/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: _____

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

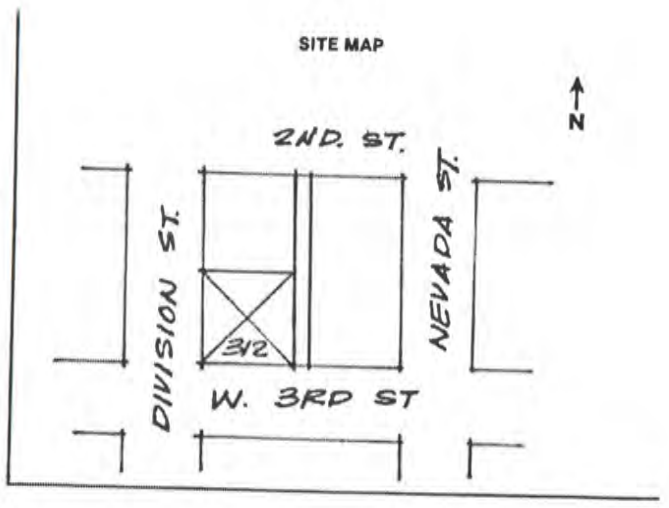
Date of Construction pre-1875 Estimated _____ Factual Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is a good but not outstanding representative of its architectural type and style. Facade alterations have enhanced the symmetry of the Third Street elevation, and probably occurred between 1900 and 1910. The alterations added elements of a heavier scale to the building and lend a substantial quality to the structure.

The building is enhanced by its corner site and constitutes a visual focal point in the area.



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 312 West Third APN 3-123-4
- 2. Common Name: _____ 09 3-123-04
- 3. Historic Name: _____ BAKER, SCOTT & B & BUDGER, R&S
312 W 3RD ST
- 4. Present Owner: William and Linda Shaw
- 5. Address (if not occupant): P.O. Box 833; Mind CARSON CITY NV 89703
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Two stories in height this vernacular structure reflects Greek Revival style in form and detailing. The foundation is stone and the wood frame structure is sheathed with both clapboard and shiplap. The rectangular building has a gabled roof and double hung windows with a majority containing six panes over one. The hip roofed porch is supported by slightly battered posts. The west facade has two nine-paned fixed windows and a tripartite vent. Clapboard covers the gable end above the first floor to the peak, and shiplap covers the area below. Eave returns and simple window surrounds are the main decoration. A dormer window projects from the gabled roof.

Alterations include: the addition of dormer windows, some changes to other windows, the garage extension, the use of horizontal aluminum siding at the rear, and the addition of a small lean-to at the north/rear.

A free standing garage with narrow siding faces Division Street.

RELATIONSHIP TO SURROUNDINGS:

Somewhat larger than adjacent buildings the structure is compatible in massing with the new construction and the Ferris House.



Street Furniture: board fence

Landscaping: mature trees, bushes, lawn

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

138

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: _____

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

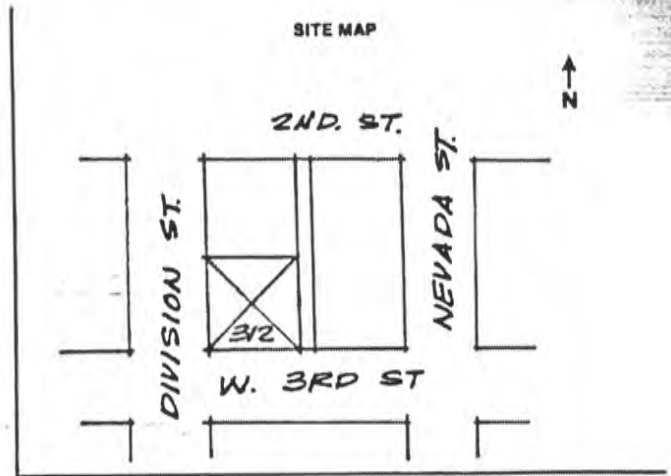
Date of Construction pre-1875 Estimated _____ Factual Source: 1875 Bird's Eye Map

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is a good but not outstanding representative of its architectural type and style. Facade alterations have enhanced the symmetry of the Third Street elevation, and probably occurred between 1900 and 1910. The alterations added elements of a heavier scale to the building and lend a substantial quality to the structure.

The building is enhanced by its corner site and constitutes a visual focal point in the area.



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

138 Rice St.



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 138 Rice Street APN 2-151-05
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Ann Priest and P.P. Vreeland
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a two story vernacular building whose original stylistic expression is somewhat obscured by alterations. It is a taller more vertical representative of the Carson City building type referred to as Greek Revival in origin, but its placement with eaves to the street and shallow gabled rear extension lend it a New England "salt box" quality. The building is surfaced in shiplap, and the roof is formed of intersecting gables. Windows have simple molding surrounds with projecting cornices and are double hung with one light over one. A pressed tin and wood skirt surround the building at ground level. Eaves are soffited and the rear or north facing gable contains eave returns. A one story enclosed porch extends the full width of the facade.

Alterations probably include a change in the number of lights in the windows, the enclosure and modification of the porch and additions at the rear.

An outbuilding of corrugated metal stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is tall but compatible with neighboring buildings, in scale, style and massing, but is one of the few remaining structures of shiplap.



Street Furniture: ---

Landscaping: hedge and retaining wall along Rice, front yard has mature Lombardy Poplars

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

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THREATS TO SITE:

None Known Private Development _____

Zoning MFA Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/apartments/offices

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

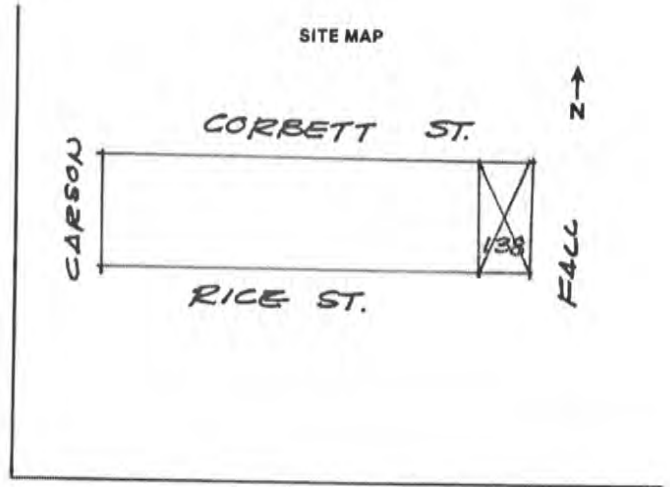
Builder (if known) _____

Date of Construction 1876 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure conveys a sense of its era and original style though altered, and contributes both to its streetscape and to this particular area of the city. The hedge, street and garden landscaping, corner location, and uphill siting of the structure add to its visual prominence and environmental contribution.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 update)

IDENTIFICATION:

- 1. Address: 138 Rice Street 08 2-151-05
- 2. Common Name: _____ DUPRE, PETER & JEANNE
- 3. Historic Name: _____ 138 RICE ST
- 4. Present Owner: _____ CARSON CITY NV 89706
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a two story vernacular building whose original stylistic expression is somewhat obscured by alterations. It is a taller more vertical representative of the Carson City building type referred to as Greek Revival in origin, but its placement with eaves to the street and shallow gabled rear extension lend it a New England "salt box" quality. The building is surfaced in shiplap, and the roof is formed of intersecting gables. Windows have simple molding surrounds with projecting cornices and are double hung with one light over one. A pressed tin and wood skirt surround the building at ground level. Eaves are soffitied and the rear or north facing gable contains eave returns. A one story enclosed porch extends the full width of the facade.

Alterations probably include a change in the number of lights in the windows, the enclosure and modification of the porch and additions at the rear.

An outbuilding of corrugated metal stands at the rear.

A new front stairs and stoop have been constructed in front of the enclosed porch.

RELATIONSHIP TO SURROUNDINGS:

The structure is tall but compatible with neighboring buildings, in scale, style and massing, but is one of the few remaining structures of shiplap.



Street Furniture: ---

Landscaping: hedge and retaining wall along Rice, front yard has mature Lombardy Poplars

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

66

THREATS TO SITE:

None Known Private Development _____

Zoning MFA Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/apartments/offices

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

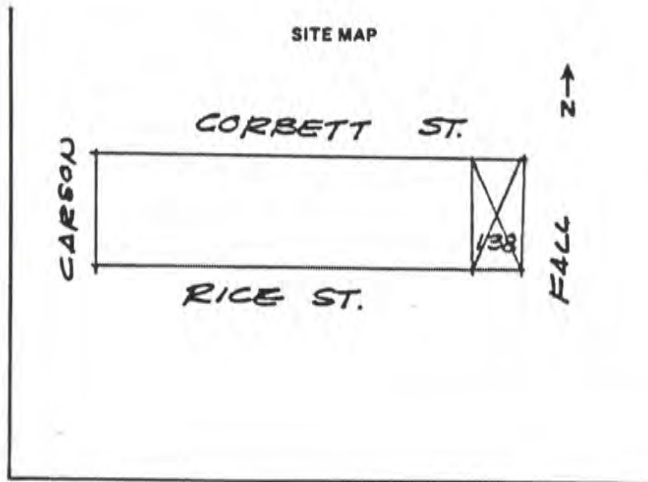
Builder (if known) _____

Date of Construction 1876 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure conveys a sense of its era and original style though altered, and contributes both to its streetscape and to this particular area of the city. The hedge, street and garden landscaping, corner location, and uphill siting of the structure add to its visual prominence and environmental contribution.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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

116 Rice St.



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 116 Rice Street APN 2-151-03
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Burd Lindsay (Kath Blake)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story shingled structure expresses a strong Craftsman design influence. The roof is formed by a combination of intersecting gables and the porch overhang is supported by paired posts. Projecting gables contain diagonal brackets and cut beam ends punctuate the eave line. The majority of windows are double hung and contain either four tall slender lights above one, or are one light over one. A second story addition contains no cut-beam ends and only three brackets in the eaves.

The structure is a 19th century building remodeled into a 20th Century Craftsman style structure. Alterations at the time of this style conversion and expansion were extensive. A later alteration to the remodeling work is the addition of an almost full second story.

An outbuilding stands at the rear on another street and probably served as a garage and may have been extended and altered. The eastern extension has a board and batten wall. The remainder of the structure is shingled.

RELATIONSHIP TO SURROUNDINGS:

Although much altered from its original era and style, slightly larger than its neighbors, and unusual in style for the area, the building does relate to three others on this block in terms of residential quality, landscaping, and neighborhood ambience.

Street Furniture: hedge, picket fence at the rear, trellis, iron gate, rock garden borders

Landscaping: large evergreen trees in front yard, lawn, hedge at sidewalk

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447 Date March 1980



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THREATS TO SITE:

None Known Private Development _____
Zoning RC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/commercial

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 35 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) Burd Lindsay, for remodeling

Date of Construction 1910-remodeling Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Although the structure is much altered from the original, the current Craftsman image is convincing and longstanding. The Craftsman presence in Carson City is essentially minimal and the house gains importance as a representative of that image. The structure contributes in its present character to the streetscape, and to the relatively small stock of extant residences of the 19th and early 20th century on this east side of the city.

The structure is the residence and an early remodeling project of Burd Lindsay, well known local contractor. Lindsay built or remodeled many structures within the city during his long career, and served as an important local resource for historical and cultural information. He was particularly successful in his Craftsman remodeling work.

SOURCES:

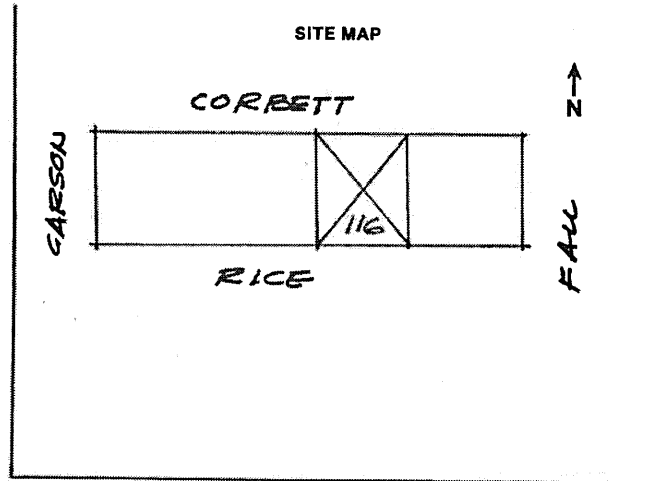
interview with Ruth Blake 12/6/79

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 116 Corbett Street 116 RICE STREET APN 2-151-03
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Burd Lindsey
- 5. Address (if not occupant): 116 Rice Street; Carson City, Nevada
- 6. Present Use: commercial/industrial storage Original Use: barn

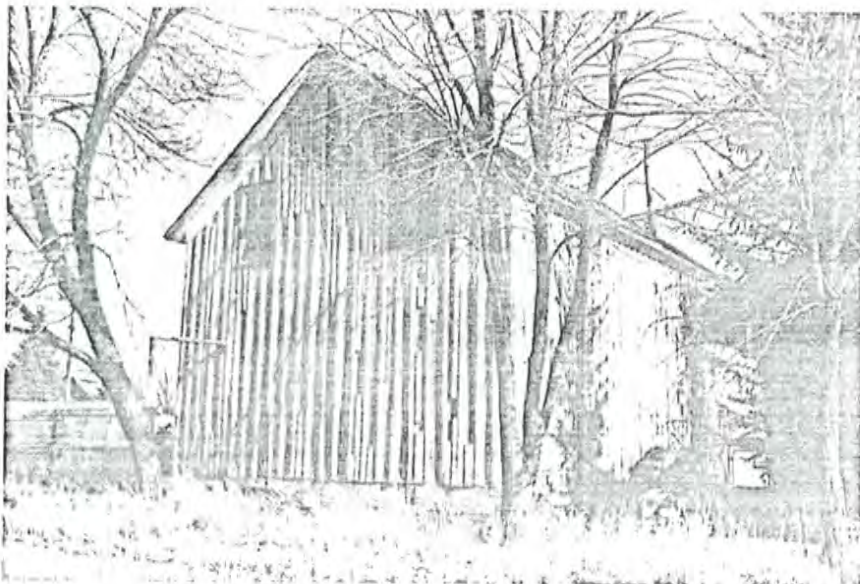
DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This two story vertical board and batten barn is a vernacular building with a gabled roof. Windows are double hung with two lights over two on the upper floor of the west facade and a hay storage door and projecting hay loft beam in the east facade. The vertical spacing of the batten strips on many portions of the building has been filled in with additional batten strips, adding an irregular vertical texture to this barn.

Alterations to this vintage barn include a newer concrete block garage addition on the eastern facade. Standing on a substantially newer concrete foundation built when the barn was moved from the Ira Winters property, the structure is surrounded by now mature plant materials and a property line wire fence.

RELATIONSHIP TO SURROUNDINGS:

Located in an area where commercial, industrial, and residential land uses are inter-mixed this is the only vintage barn structure in the area.



Street Furniture: wire fence around the property line

Landscaping: large deciduous and evergreen trees

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

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THREATS TO SITE:

None Known Private Development _____
Zoning RC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

Commercial/ residential/ multi-family

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

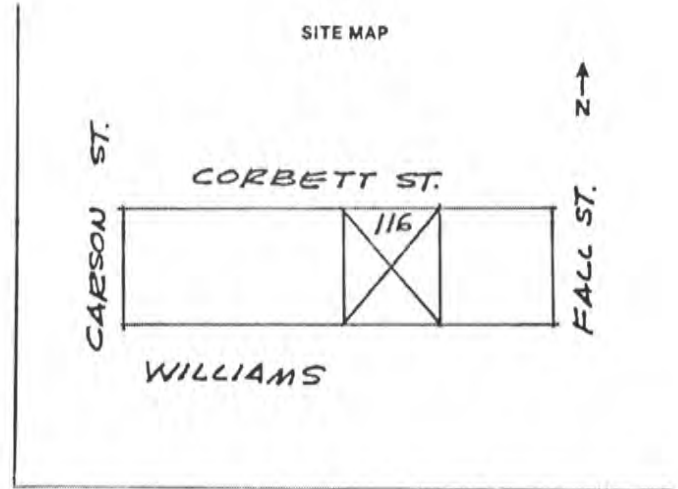
Builder (if known) _____

Date of Construction 1870's-80 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? Unknown _____

SIGNIFICANCE:

Although moved, this barn is typical of the many service structures that once were located throughout Carson City. It has historical and architectural significance as an unusual architectural remnant of an earlier era and through its associations with both the prominent Winters family and its current owner, Burd Lindsey.



SOURCES:

interview with Ruth Blake, 12/6/79

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources inventory N-6¹⁰
(1980 updated)

IDENTIFICATION:

- 1. Address: 116 Rice Street 08 2-151-03
BLAKE, RUTH L
116 RICE ST
- 2. Common Name: _____
- 3. Historic Name: _____ CARSON CITY NV 89706
- 4. Present Owner: _____
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story shingled structure expresses a strong Craftsman design influence. The roof is formed by a combination of intersecting gables and the porch overhang is supported by paired posts. Projecting gables contain diagonal brackets and cut beam ends punctuate the eave line. The majority of windows are double hung and contain either four tall slender lights above one, or are one light over one. A second story addition contains no cut-beam ends and only three brackets in the eaves.

The structure is a 19th century building remodeled into a 20th Century Craftsman style structure. Alterations at the time of this style conversion and expansion were extensive. A later alteration to the remodeling work is the addition of an almost full second story.

An outbuilding stands at the rear on another street and probably served as a garage and may have been extended and altered. The eastern extension has a board and batten wall. The remainder of the structure is shingled.

RELATIONSHIP TO SURROUNDINGS:

Although much altered from its original era and style, slightly larger than its neighbors, and unusual in style for the area, the building does relate to three others on this block in terms of residential quality, landscaping, and neighborhood ambience.



Street Furniture: hedge, picket fence at the rear, trellis, iron gate, rock garden borders

Landscaping: large evergreen trees in front yard, lawn, hedge at sidewalk

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

64

THREATS TO SITE:

None Known Private Development _____
Zoning RC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:
residential/commercial

PHYSICAL CONDITION:
Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 35 feet

HISTORICAL BACKGROUND:

Architect (if known) _____
Builder (if known) Burd Lindsay, for remodeling
Date of Construction 1910-remodeling Estimated Factual _____ Source: _____
Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Although the structure is much altered from the original, the current Craftsman image is convincing and longstanding. The Craftsman presence in Carson City is essentially minimal and the house gains importance as a representative of that image. The structure contributes in its present character to the streetscape, and to the relatively small stock of extant residences of the 19th and early 20th century on this east side of the city.

The structure is the residence and an early remodeling project of Burd Lindsay, well known local contractor. Lindsay built or remodeled many structures within the city during his long career, and served as an important local resource for historical and cultural information. He was particularly successful in his Craftsman remodeling work.

SOURCES:

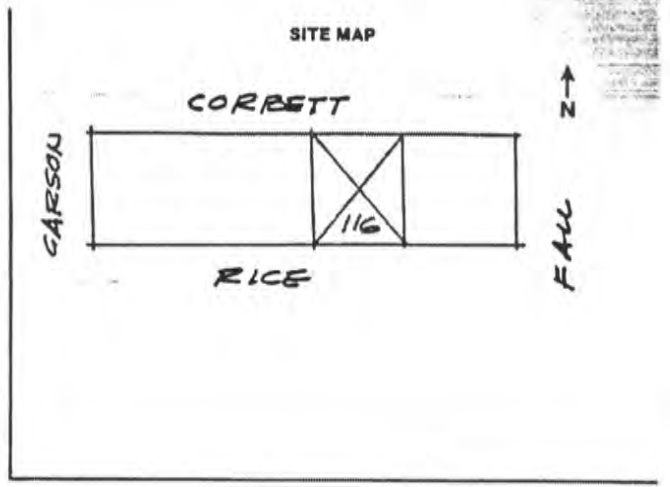
interview with Ruth Blake 12/6/79

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1430

130 Rice Street



410 North Carson St.



08 (1980 updated)

CARSON CITY RESOURCES

LEONARD, CHARLES P JR & DEBRA L
410 N CARSON ST

IDENTIFICATION:

1. Address: 410 and 412 North Carson CARSON CITY NV 89703
2. Common Name: Carson Sports Book, Carson Victory Club,
3. Historic Name: Globe Bar/Bella Donna Lounge
4. Present Owner: _____
5. Address (if not occupant): _____
6. Present Use: commercial/apartments Original Use: commercial/apartments

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Two stories in height, the brick structure is a vernacular interpretation of commercial Italianate styles. A decorative false parapet screens the roof from view. The parapet holds a slightly projecting cornice supported by brick brackets, in imitation of a detail common to wood construction. A banding of angled brick and then one that undulates above the semental arched windows provide additional variety and interest to the design. A row of double-hung, two-lights-over-two windows and one transomed door with metal grille pierce the second floor and suggest the original presence of a balcony canopy. Cast iron pilasters still stand in the ground floor portion of the facade.

The first floor has experienced several alterations. A portion of the base has been surfaced in used brick and four signs have been attached, two of them flat against the facade and screening it from view. Aluminum frame doors have been installed. A balcony once projected from the first floor facade.

RELATIONSHIP TO SURROUNDINGS:

The structure is important with respect to the other two adjacent structures, and the image of the old downtown district that they evoke.



Street Furniture: ---

Landscaping: ---

Architectural Evaluation: PS ___ NR XDistrict 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 X Private Development _____
Zoning GC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

Commercial

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: on the sidewalk

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1890 Estimated _____ Factual X Source: Ford; Sanborns

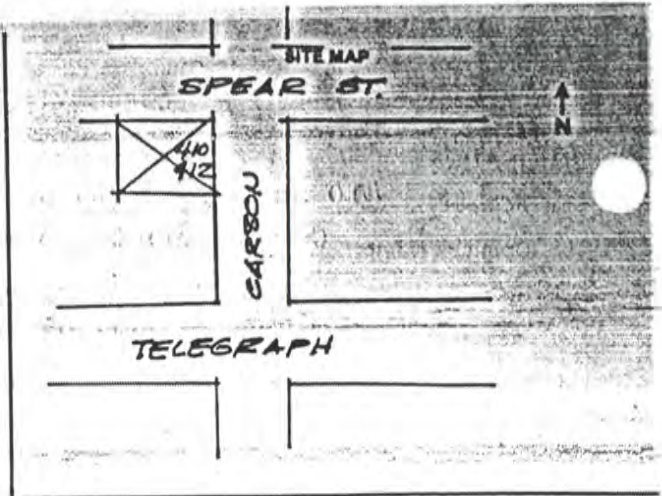
Is Structure on Original Site? X Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is important as an element of one of the few remaining blockfaces on Carson Street that have retained some degree of integrity and their original image. The blockface is additionally important as an element to balance the visual massing of the State Library across the street.

The structure possesses some interesting design traits in the bracke 3 angled brickwork, and undulating banding above the second floor windows.

The building appears to have been built about 1890 and has served various uses in its lifetime including stationery shop, restaurant, electrical hardware shop, and its original use as a saloon. The Old Globe Bar, a favorite Carson City gathering place, was located in this structure for many years. The interior still retains examples of "lincrusta walton" wallcoverings on the stair walls.



SOURCES:

Don Ford; Sanborn Maps
Noreen Humphreys

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

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes: Replace aluminum sash windows and doors with more appropriate ones. Redesign signage. Remove brick facings on the ground floor.

Zoning:

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 410 and 412 North Carson APN 3-224-3
- 2. Common Name: Carson Sports Book, Carson Victory Club, The Pawnery
- 3. Historic Name: Globe Bar/Bella Donna Lounge
- 4. Present Owner: C and P Leonard and D and D Pringle
- 5. Address (if not occupant): P.O. Box 396; Carson City, Nevada
- 6. Present Use: commercial/apartments Original Use: commercial/apartments

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Two stories in height, the brick structure is a vernacular interpretation of commercial Italianate styles. A decorative false parapet screens the roof from view. The parapet holds a slightly projecting cornice supported by brick brackets, in imitation of a detail common to wood construction. A banding of angled brick and then one that undulates above the semental arched windows provide additional variety and interest to the design. A row of double-hung, two-lights-over-two windows and one transomed door with metal grille pierce the second floor and suggest the original presence of a balcony canopy. Cast iron pilasters still stand in the ground floor portion of the facade.

The first floor has experienced several alterations. A portion of the base has been surfaced in used brick and four signs have been attached, two of them flat against the facade and screening it from view. Aluminum frame doors have been installed. A balcony once projected from the first floor facade.

RELATIONSHIP TO SURROUNDINGS:

The structure is important with respect to the other two adjacent structures, and the image of the old downtown district that they evoke.



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

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THREATS TO SITE:

None Known X Private Development _____
Zoning GC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

Commercial

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: on the sidewalk

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1890 Estimated _____ Factual X Source: Ford; Sanborns

Is Structure on Original Site? X Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is important as an element of one of the few remaining blockfaces on Carson Street that have retained some degree of integrity and their original image. The blockface is additionally important as an element to balance the visual massing of the State Library across the street.

The structure possesses some interesting design traits in the bracketing, angled brickwork, and undulating banding above the second floor windows.

The building appears to have been built about 1890 and has served various uses in its lifetime including stationery shop, restaurant, electrical hardware shop, and its original use as a saloon. The Old Globe Bar, a favorite Carson City gathering place, was located in this structure for many years. The interior still retains examples of "lincrusta walton" wallcoverings on the stair walls.

SOURCES:

Don Ford; Sanborn Maps
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes: Replace aluminum sash windows and doors with more appropriate ones. Redesign signage. Remove brick facings on the ground floor.

Zoning:

