



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

Redevelopment Authority Citizens Committee and Historic Resources Commission
Meeting of December 3, 2018

TO: Redevelopment Authority Citizens Committee
and Historic Resources Commission **Item 3.A**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: November 28, 2018

SUBJECT: Presentation by Aaron West, CEO of the Nevada Builders Alliance regarding reconstruction plans for Jack's Bar, 418 S. Carson Street.

Jack's Bar was constructed in 1899 at 418 South Carson Street. Its historic name is Bank Saloon. The 1988 Survey states:

"One of the earlier downtown commercial remnants in the city, this structure is a component of the historical and architectural streetscape. The structure is an outstanding example of the fine stone buildings which have such an important tradition in the city and, despite alterations, retains much of its integrity.

The building is visually prominent due to its corner siting, and constitutes the lower boundary of the Carson Street Downtown District."

Jack's Bar is in the Historic District, and is eligible for the National Register of Historic Places. A copy of the National Register nomination form and the survey information is attached.

The Nevada Builders Alliance (NBA) recently purchased the property. NBA's CEO Aaron West will provide an overview of the preliminary reconstruction plans for Jack's Bar.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	NOV 12 1980
DATE ENTERED	DEC 10 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC BANK SALOON

AND/OR COMMON Jack's Bar

2 LOCATION

STREET & NUMBER 418 South Carson

___ NOT FOR PUBLICATION

CITY, TOWN Carson City

CONGRESSIONAL DISTRICT

___ VICINITY OF

Nevada-at-large

STATE Nevada

CODE 32

COUNTY Carson City

CODE 025

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
___ DISTRICT	___ PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	___ AGRICULTURE ___ MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	___ UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL ___ PARK
___ STRUCTURE	___ BOTH	___ WORK IN PROGRESS	___ EDUCATIONAL ___ PRIVATE RESIDENCE
___ SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ ENTERTAINMENT ___ RELIGIOUS
___ OBJECT	___ IN PROCESS	___ YES: RESTRICTED	___ GOVERNMENT ___ SCIENTIFIC
	___ BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	___ INDUSTRIAL ___ TRANSPORTATION
		___ NO	___ MILITARY ___ OTHER:

4 OWNER OF PROPERTY

NAME Douglas & Marian Addison

STREET & NUMBER 418 South Carson

CITY, TOWN Carson City

___ VICINITY OF

STATE Nevada

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Carson City Courthouse

STREET & NUMBER 198 North Carson

CITY, TOWN Carson City

STATE Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Carson City Architectural Survey
By Historic Environments Consultants

DATE 1980

___ FEDERAL ___ STATE ___ COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Carson City Planning Department

CITY, TOWN Carson City

STATE Nevada

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Bank Saloon (now known as Jack's Bar) is situated on the northwest corner of Fifth and South Carson Streets in Carson City. It is a one story rectangular building, 30 feet wide by 70 feet long. The walls of the structure are sandstone block, laid in courses on the east and south sides and randomly laid on the rear or west side. The sandstone was quarried from the same source as that used in the State Capitol and several other prominent structures in Carson City. The flat composition roof is surrounded by a low parapet which steps up from the rear and includes three non-functioning chimneys on the south wall.

The entrance is located on the truncated southeast corner of the building, having a single door with a glass upper plate surrounded by side lights and a transom light. The east facade originally had large windows in each of its two bays. These have been reduced in height to about half their original size. The windows and the entryway are bordered by cast iron pilasters. An oval medallion at the base of the columns states they were made by "U.I. Works - Reno, Nev - J. Michael - PRO." The middle section of the columns contains arrows and rods, the capitol having an egg and dart motif above a rosette.

The south facade has six openings: two single panel doors with transom lights and four double hung, one over one, windows. The west facade has a single door and window.

The interior of the structure has been little changed over the years. The back bar is not original. It was moved from another bar in Carson City in 1920. Except for two small storage rooms and two rest rooms, the interior consists of a single room. An earlier intrusive partition has been removed. The building retains the original narrow tongue and groove ceiling boards.

This building is an example of the Victorian functional style, popular from the 1870's to the 1990's.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1899 to present BUILDER/ARCHITECT Mark Stebbins/Unknown

STATEMENT OF SIGNIFICANCE

Jack's Bar is being nominated as the representative of a class of establishments that have played a vital role in the social and political atmosphere of Carson City, essentially a small rural community that enjoys the honor of being Nevada's capitol.

Jack's Bar is the oldest continuously operating drinking establishment in Carson City. From its grand opening on August 19, 1899, through prohibition, to the present it has served the community in this capacity. In small communities such as Carson City, bars or saloons have served as a focal point in the social fabric. Convenient meeting spots, they are a relaxing environment in which to conduct business, talk politics, or discuss community life in general.

The proximity of Jack's Bar to the offices of state government (opposite the Nevada State Capitol and Legislative Building) has resulted in its playing a very particular role in political affairs. The Bar has served as the site of informal meetings and caucuses that have had an effect on the political history of the state.

Jack's Bar has been selected as the representative of this class of historic property in Carson City for the following reasons:

1. The only such establishment that dates to an earlier period of the town's history.
2. Has been in continuous operation in the same capacity since its construction.
3. The building retains its architectural integrity and is very compatible with the historic character of the rest of Carson City.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Carson City Courthouse records: 1859 to present
 Assessors Records: 1863 to present
 Nevada Directories: From 1862 to 1962
 The Morning Appeal: 1897 to 1905
 Carson City News: 1903

Territorial Enterprise: 1859
 Carson City News: 1899
 NEVADA CENTENNIAL, 1976, by Stanley Paher

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY - 1 acre
 UTM REFERENCES

A	<u>11</u>	<u>261000</u>	<u>4338100</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lot 9 of Block 35; Sears, Thompson, Sears subdivision in Carson City.
 The lot is 34 feet by 80 feet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Noreen I.K. Humphreys for Mr. & Mrs. Doug Addison

ORGANIZATION

Private Citizen

DATE

Feb. 24, 1980

STREET & NUMBER

611 Mary Street

TELEPHONE

882-1918

CITY OR TOWN

Carson City

STATE

Nev. 89701

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Djimi Rodden

TITLE

Administrator

(SHPO)

DATE

28 October 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Patrick Andrus

DATE

12/10/80

DATE

12/10/80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED	NOV 12 1980
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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Attachment	Description	ITEM NUMBER	PAGE
CONTINUATION SHEET		7	1

The Bank Saloon, now known as Jack's Bar, is situated on the northwest corner of Fifth Street and South Carson Street, (Highway 395). It is a one story rectangular building of sandstone blocks laid in courses on the east and south sides, and random laid on the rear or west side. The building, 30 feet wide by 70 feet long, has a flat composition roof surrounded by a low parapet which steps up from the rear toward the front and includes three non-functioning chimneys which are part of the exterior wall.

"Victorian Functional," the style used in many commercial buildings, such as Jack's Bar, is emphasized by the two bay facade which contain two large glazed windows flanked by iron pilasters; a truncated entrance; and a six-bay south facade containing four tall double hung, one over one, glazed windows and two conventional doors. This "Victorian Functional" style, popular from the 1870's to the 1890's, often incorporated on the front, or public facade, large windows which allowed maximum natural light and afforded display areas on the interior. The windows of Jack's Bar have been altered by reducing their size by about half because an earlier proprietor disliked cleaning the great expanse of glass.

The entrance door, located on the truncated southeast corner of the building, has a glass upper panel single door, surrounded by side lights and a transom light. Above the transom is a large glazed opening. This entrance is flanked by iron pilasters which are the most interesting feature of the architecture. The four pilasters of the building were made by "U.I. Works - RENO NEV - J. MICHAEL - PRO" (sic) and found printed on the oval medallion at their base. The middle section contains arrows and rods similar to the motifs found in Classic Architecture and the capital of the pilaster has an egg and dart motif above a rosette. The pilasters are painted brown highlighted with gold and the sandstone is a natural buff color.

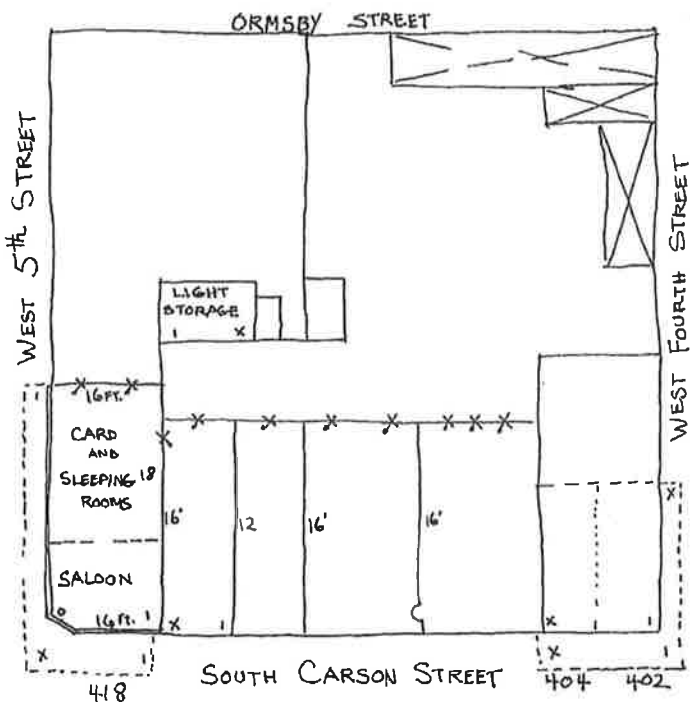
The interior has been little changed in respect to barroom layout. The back bar, situated against the north wall, was rescued from the demolition on the Magnolia Saloon when the Ormsby County Court House was razed to make way for the new Court House, built in 1920 on the same site. The Magnolia Saloon had the distinction of being the only bar in Nevada situated in a county court house. Ormsby County was named in honor of Major William M. Ormsby, the hero who died in the Pyramid Lake Indian War of 1860.

An interior partition, running north and south which divided the present barroom into two sections, has been removed. The rear portion of the building contains two very small rooms plus two rest-rooms, previously used as lodging and storage. The building retains the original narrow tongue and groove ceiling boards.

A wooden porch was attached to the east and south sides of the building but was removed in 1918 by order of the Fire Department, as were all the porches on the main street.

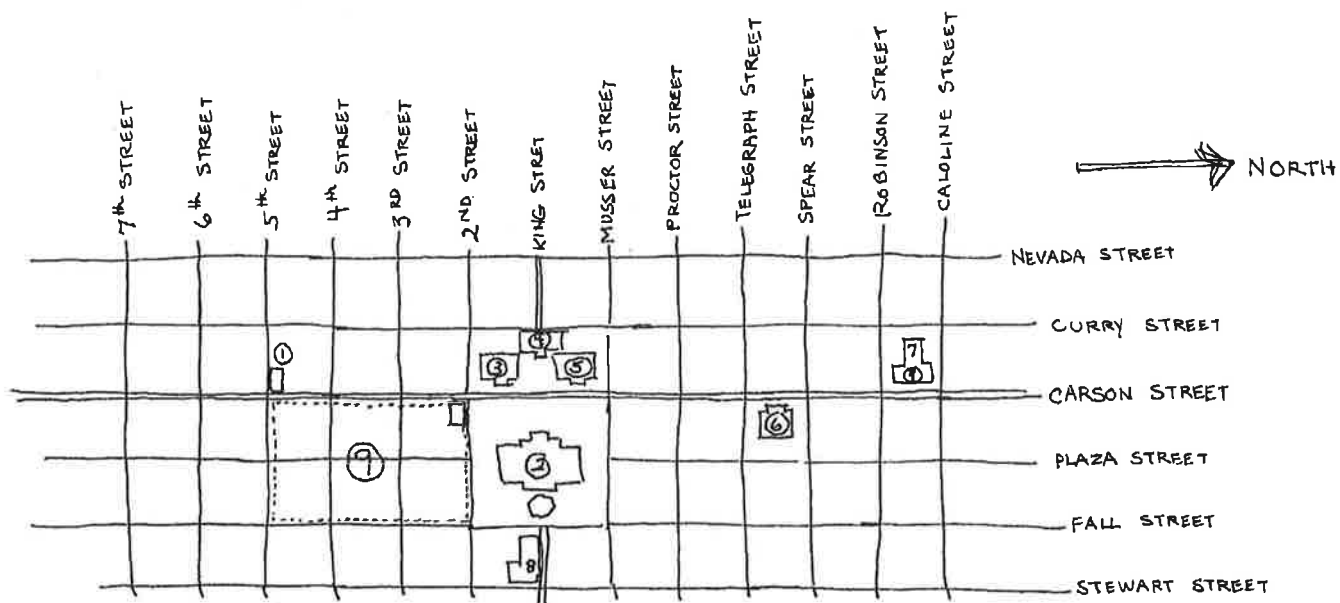
BANK SALOON, JACK'S BAR, 418 SOUTH CARSON STREET

NOV 18 1980



← NOW (1980) KNOWN AS CURRY STREET

MAP DRAWN BY
NOREEN I.K. HUMPHREYS - 1980
AFTER
JUNE 1907 SANFORN MAP



- ① BANK SALOON JACK'S BAR
- ② CAPITOL
- ③ HEROES MEMORIAL BUILDING
- ④ STATE SUPREME COURT AND LIBRARY
- ⑤ ORMSBY COUNTY COURTHOUSE
- ⑥ U.S. POST OFFICE AND FEDERAL BUILDING
- ⑦ NEVADA STATE MUSEUM
- ⑧ STATE PRINTING OFFICE
- ⑨ NEVADA STATE LEGISLATIVE BUILDING (1970) AND GROUNDS

PLAT DRAWN BY NOREEN I.K. HUMPHREYS AFTER 1957 PLAT FROM HARDY'S CARSON CITY GUIDE

Bank Saloon

Coordinates: 39°9′40″N 119°45′58″W﻿ / ﻿39.16111°N 119.76611°W﻿ / 39.16111; -119.76611

From Wikipedia, the free encyclopedia

The **Bank Saloon**, at 418 S. Carson St. in Carson City, Nevada, was built in 1899. Also known as **Jack's Bar**, it was listed on the National Register of Historic Places in 1980.^[1]


It was deemed significant as "the representative of a class of establishments that have played a vital role in the social and political atmosphere of Carson City, essentially a small rural community that enjoys the honor of being Nevada's capitol." It opened August 19, 1899 and is apparently the longest continuously operating bar in Carson City, having served even throughout the 1919-33 Prohibition. Being across from the Nevada State Capitol, it is believed to have has hosted many informal meetings that have affected the course of history in the state.^{[2]:3}

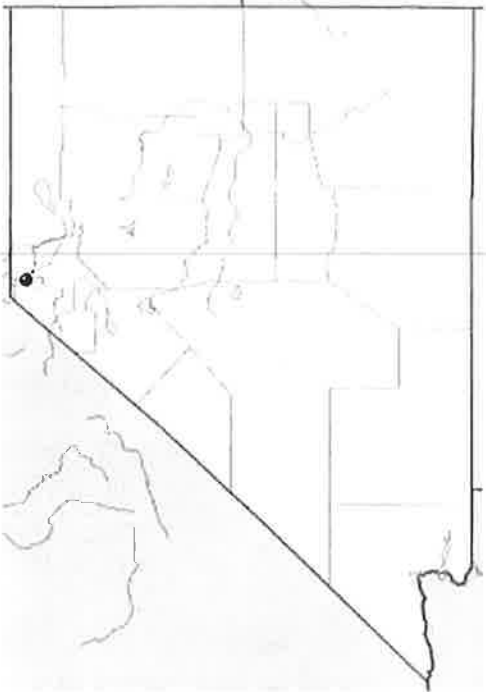
References

- National Park Service (2010-07-09). "National Register Information"

Bank Saloon

U.S. National Register of Historic Places





Show map of Nevada
 Show map of the US
 Show all

Location	418 S. Carson St., Carson City, Nevada
Coordinates	39°9′40″N 119°45′58″W﻿ / ﻿39.16111°N 119.76611°W﻿ / 39.16111; -119.76611
Area	1 acre (0.40 ha)
Built	1899
Architectural style	Late Victorian, Victorian Functional
NRHP Reference #	

80004483

(<https://npgallery.nps.gov/AssetDetail/NRIS/80004483>)
[1]

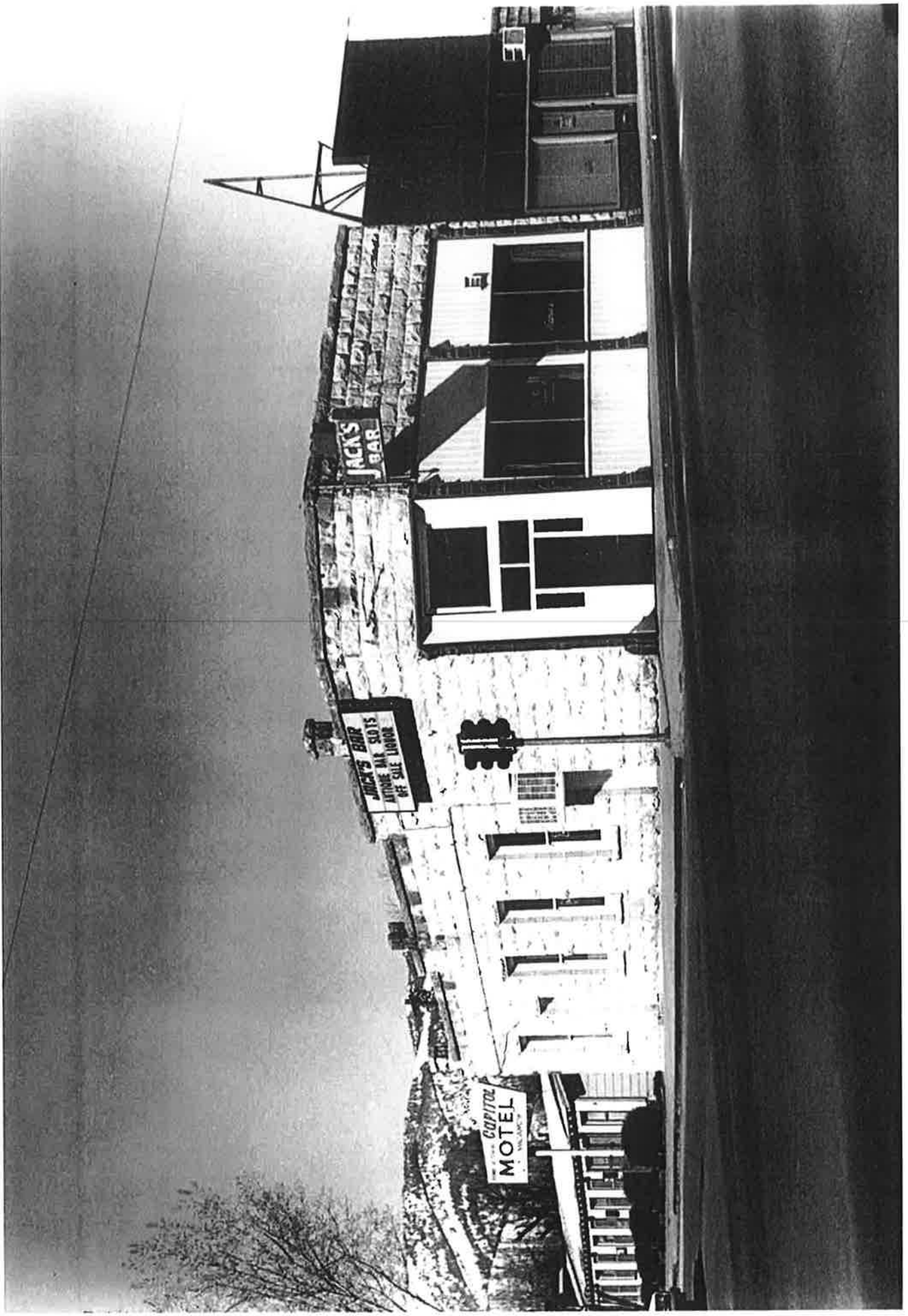
Added to NRHP December 10, 1980

System" (http://nrhp.focus.nps.gov/natreg/docs/All_Data.html). *National Register of Historic Places*. National Park Service.

2. Noreen I.K. Humphreys (February 24, 1980). "National Register of Historic Places Inventory/Nomination: Bank Saloon / Jack's Bar" (<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80004483.pdf>) (PDF). National Park Service. and accompanying four photos from 1980 (<http://focus.nps.gov/pdfhost/docs/NRHP/Photos/80004483.pdf>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Bank_Saloon&oldid=752241443"

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JACK'S BAR

JACK'S BAR
ANTIQUE AND SLOTS
OFF SILE LINDOR

CAPITOL
MOTEL

BANK SALOON / JACK'S BAR

0000 CARSON CITY, NEVADA 89701

0 MARSHALL HUMPHREYS

0 611 MARY STREET, CARSON

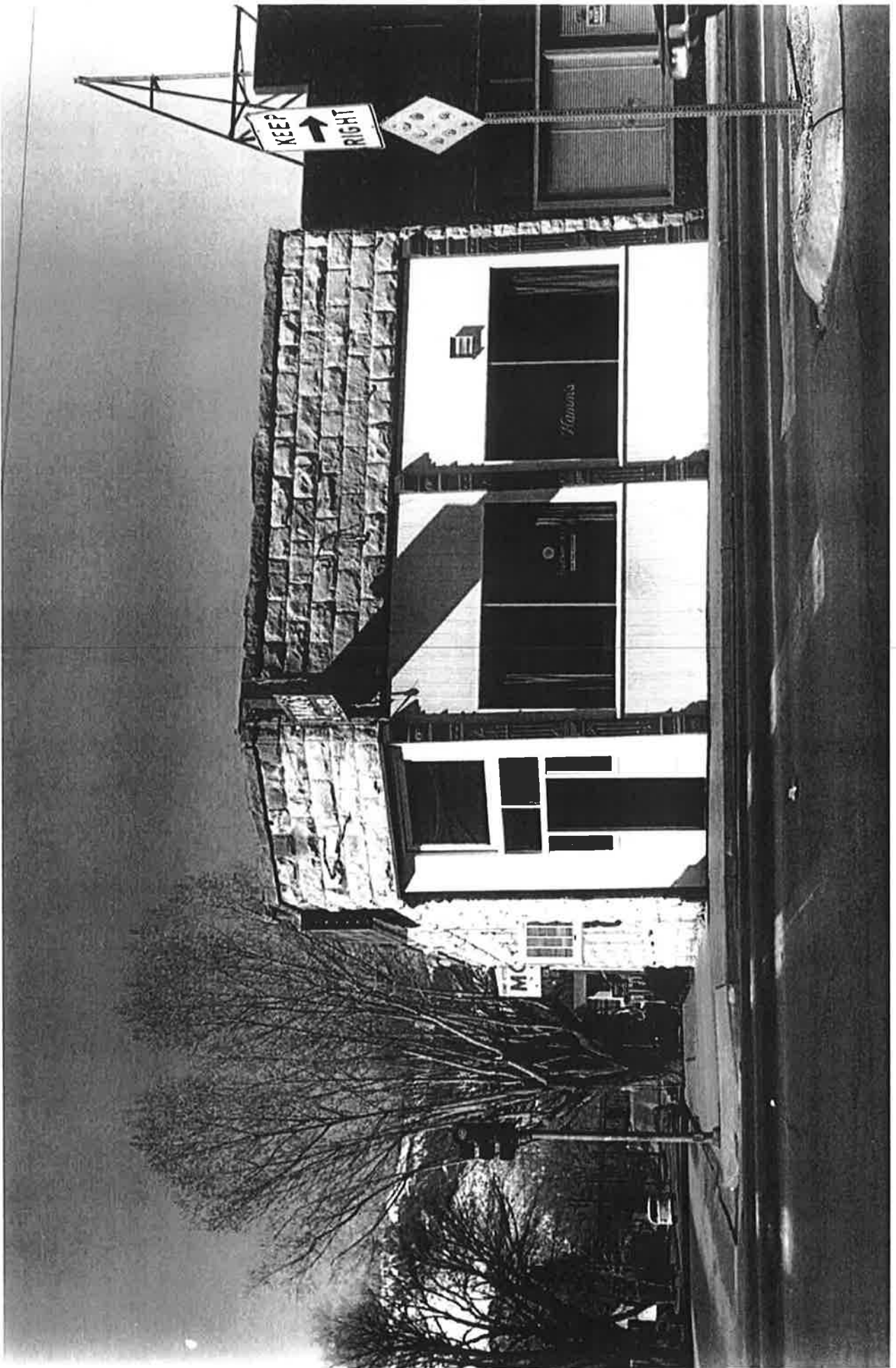
— FEB. 22, 1980 NOV 12 1980

VIEW LOOKING NORTHWEST AT CORNER
OF 5th AND CARSON STREET.

J-6-2/1980

Photo

7/4



☐ BANK SALOON / JACK'S BAR

☐ CARSON CITY, NEVADA 89701

☐ MARSHALL HUMPHREYS NOV 12 1980

☐ 611 MARY STREET, CARSON

☐ FEB. 22, 1980

☐ VIEW LOOKING WEST, UP 5th STREET
TREE LINED STREET

J-1-2/1980

Photo # 2/4

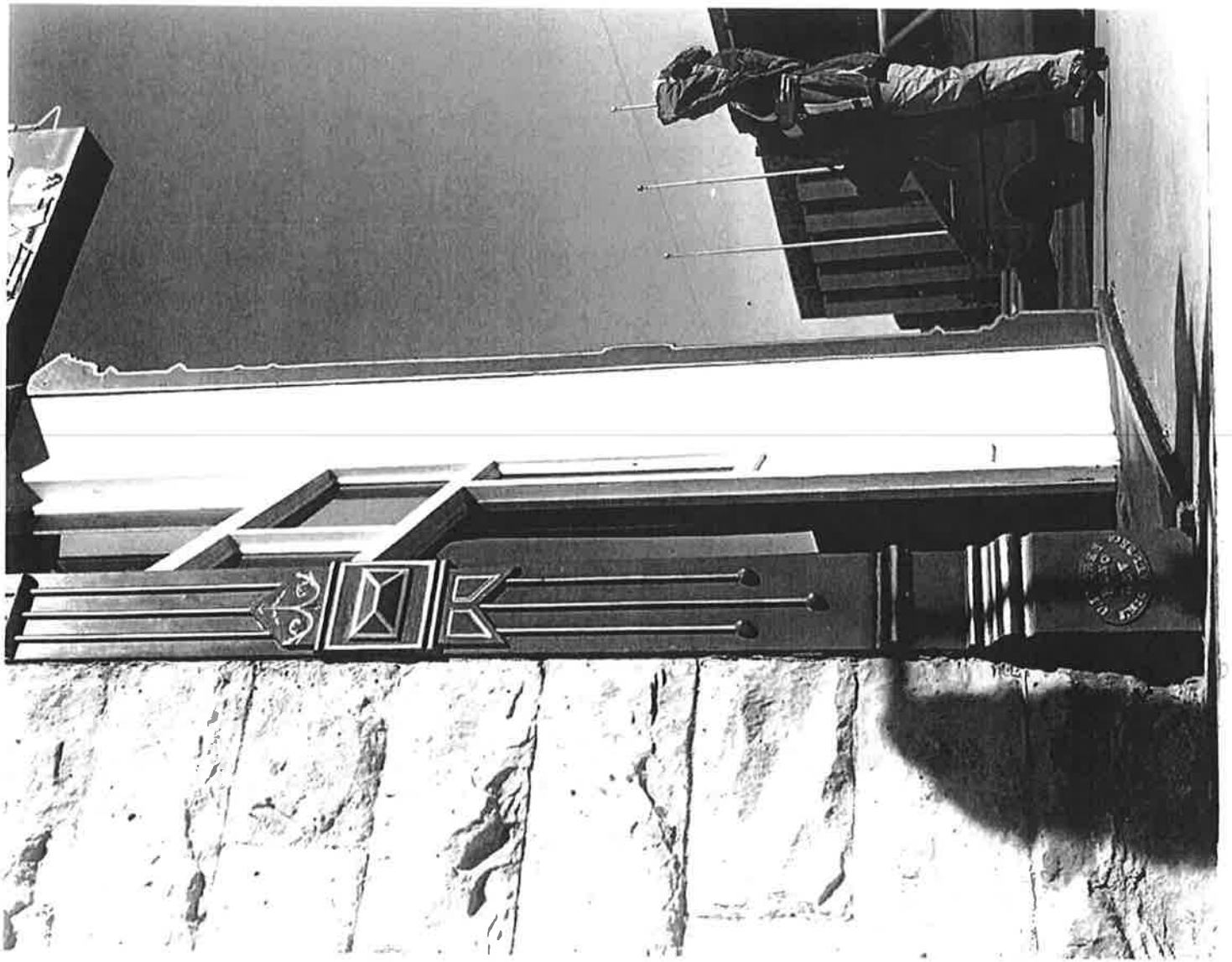


BANK SALOON / JACK'S BAR
CARSON CITY, NEVADA 89701
MARSHALL HUMPHREYS (ind. city)
611 MARY STREET, CARSON
FEB. 22, 1980 NOV 12 1980

REAR VIEW, LOOKING NORTH, SHOWING
STEP UP PARPET AND CHIMNEYS.

J-10-2/1980

PROTO # 3/4



086/1980

0 - 1

CS
LTD

BANK SALOON / JACK'S BAR

CARSON CITY, NEVADA 89701

MARSHALL HUMPHREYS (*ind city*)

611 MARY STREET, CARSON

FEB. 1980

NOV 12 1980

VIEW LOOKING SOUTH EAST, SHOWING IRON
PILASTER DETAIL, PILASTER PROFILE
AND PARTIAL VIEW LEGISLATIVE BLD.

J-2-2/1980

Photo # A/4

KIT CARSON TRAIL INVENTORY

NAME: BANK SALOON - JACK'S BAR.

ADDRESS: 418 SOUTH CARSON STREET.

LOCATION: SOUTHWEST CORNER OF WEST FIFTH AND SOUTH CARSON STREET.

CONSTRUCTION DATE: 1899.

ARCHITECT: NONE KNOWN

BUILDER: MARK STEBBINS.

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

The Bank Saloon is situated on the northwest corner of Fifth Street and South Carson Street. It is a one-story rectangular building constructed of sandstone block. Its grand opening took place on August 19, 1899. The saloon was owned by two men, Meyers and Sanger. During Prohibition the saloon stopped serving alcohol and instead served soda.

Jack's Bar today is the oldest continuous drinking establishment in Carson City.

SOURCES OF INFORMATION:

National Register of Historic Places Inventory - Nomination Form-
Bank Saloon, 1980.

Carson City Resources Inventory, 1988.

ILLUSTRATIONS - THE BANK SALOON (JACK'S BAR).



Looking N.W.

1993.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 412 South Carson 418 S. CARSON APN 3-116-4
- 2. Common Name: Jack's Bar
- 3. Historic Name: Bank Saloon
- 4. Present Owner: Douglas and Marian Addison
- 5. Address (if not occupant): _____
- 6. Present Use: bar Original Use: commercial

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one-story building is constructed of rock-faced stone laid in courses and a stone coping delineates the top of the false parapet. The entrance is angled and the parapet steps down at the rear along West Fifth Street. Rectangular in shape except for the diagonal angle of the corner entrance, the building has two large show windows on the North Carson elevation and four recessed double hung, one-light-over-one windows on the West Fifth Street elevation. Decorative cast iron pilasters from the UI Iron Works in Reno adorn the entrance and front facade.

The window bays on the North Carson facade have been filled in with vertical wood paneling and aluminum sash windows. The openings of the entrance have also been somewhat modified. The double hung windows on West Fifth Street may have replaced earlier windows.

RELATIONSHIP TO SURROUNDINGS:

The corner location of the structure and the fine stonework used in its construction, make it a focal point, particularly on a block whose other buildings are stucco surfaced. The building is compatible in height, scale, and massing with adjacent structures.

Street Furniture: ---

Landscaping: ---



Architectural Evaluation: PS ___ NR X

District Designation: PD CSDNR

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 GC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: on sidewalk

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

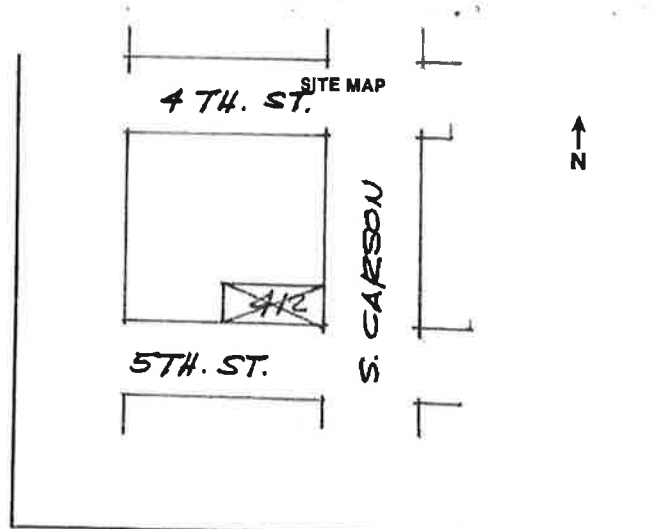
Date of Construction 1899 Estimated _____ Factual Source: Noreen Humphreys

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

One of the earlier downtown commercial remnants in the city, this structure is a component of the historical and architectural streetscape. The structure is an outstanding example of the fine stone buildings which have such an important tradition in the city and despite alterations retains much of its integrity.

The building is visually prominent due to its corner siting, and constitutes the lower boundary of the Carson Street Downtown District.



SOURCES:

Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes: Restore original window bay openings by removal of in-fill paneling and current windows. Replace in-fill with storefront windows more closely proportioned and detailed to those of its original era.

Zoning:

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 418 South Carson
- 2. Common Name: Jack's Bar
- 3. Historic Name: Bank Saloon
- 4. Present Owner: Douglas and Marian Addison
- 5. Address (if not occupant): _____
- 6. Present Use: bar Original Use: commercial

08 3-116-04
 ADDISON, JAMES D & MARIAN
 418 S CARSON STREET
 CARSON CITY NV 89703

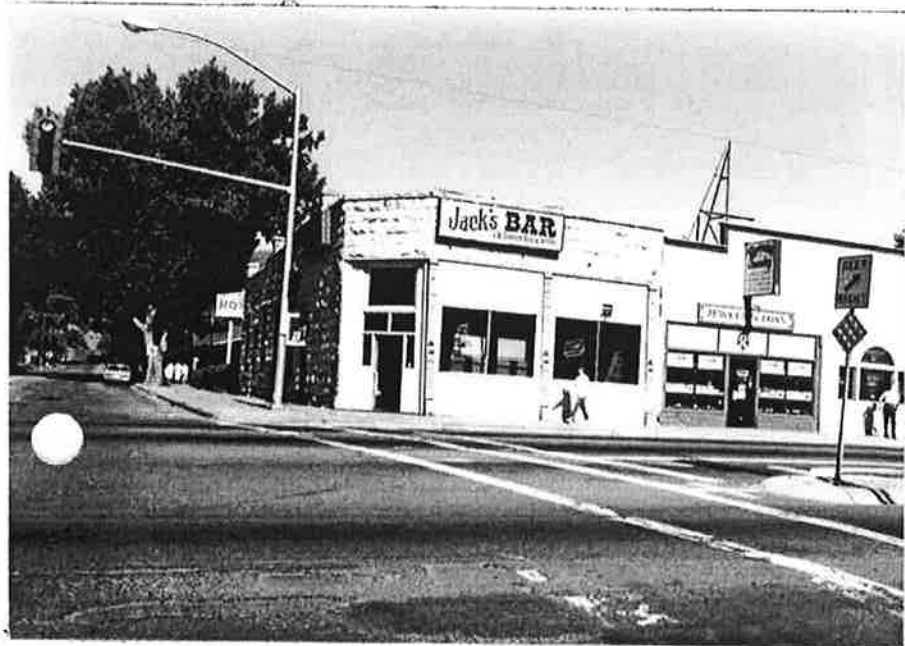
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The window bays on the North Carson facade have been filled in with vertical wood paneling and aluminum sash windows. The openings of the entrance have also been somewhat modified. The double hung windows on West Fifth Street may have replaced earlier windows.

RELATIONSHIP TO SURROUNDINGS:

The corner location of the structure and the fine stonework used in its construction, make it a focal point, particularly on a block whose other buildings are stucco surfaced. The building is compatible in height, scale, and massing with adjacent structures.



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

56

THREATS TO SITE:

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

ADJACENT LAND USES:

commercial

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: on sidewalk

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

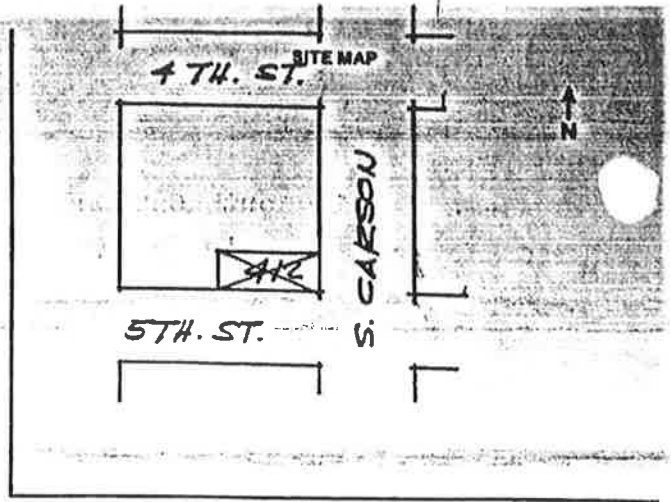
Date of Construction 1899 Estimated _____ Factual Source: Noreen Humphreys

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

One of the earlier downtown commercial remnants in the city, this structure is a component of the historical and architectural streetscape. The structure is an outstanding example of the fine stone buildings which have such an important tradition in the city and despite alterations retains much of its integrity.

The building is visually prominent due to its corner siting, and constitutes the lower boundary of the Carson Street Downtown District.



SOURCES:

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: Restore original window bay openings by removal of in-fill panels and current windows. Replace in-fill with storefront windows more closely proportioned and detailed to those of its original era.

Zoning: