



**Carson City Planning Division**  
108 E. Proctor Street  
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(775) 887-2180  
[www.carson.org](http://www.carson.org)  
[www.carson.org/planning](http://www.carson.org/planning)

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## MEMORANDUM

To: Historic Resources Commission F-2

From: Jennifer Pruitt, Principal Planner

Date: March 08, 2012

Subject: HRC-12-001,  
2012 Historic Preservation Awards

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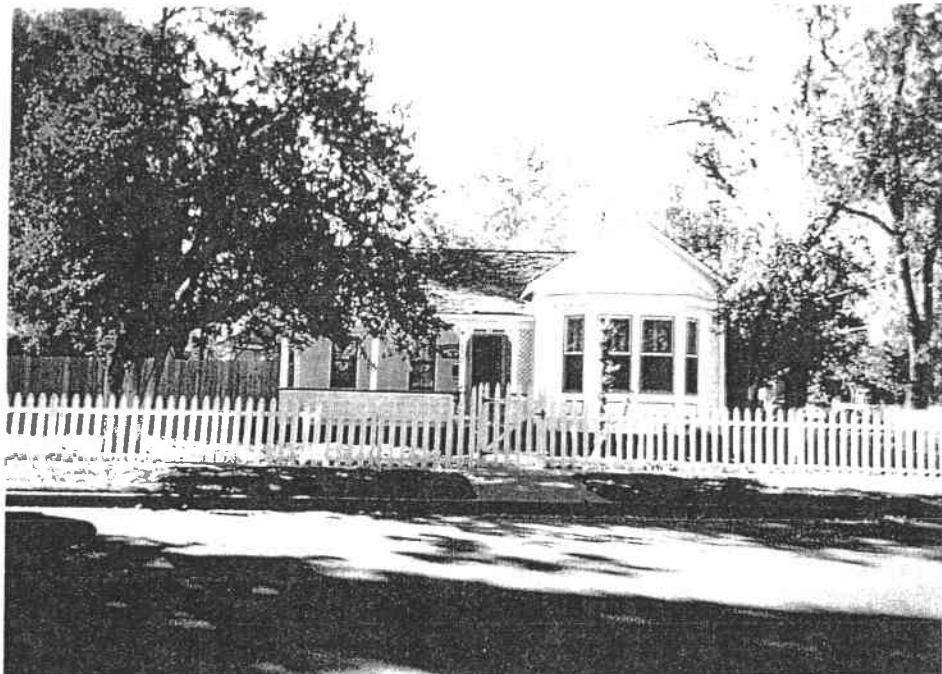
This year there were no applications submitted by the general public regarding preservation awards to the Planning Division. Staff has prepared the following list of projects completed recently in the Historic District, to assist in the selection of the Carson City 2012 Historic Preservation Awards. At the March 08, 2012 Historic Resources Commission meeting, staff will provide before and after photographs. The purpose of the photographs is to assist the HRC in the award selection process.

- Gibbons Office 412 S. Division Street New 2,498 sf medical office building
- Jack W. and Sheryl McLaughlin 611 W. Robinson Street Exterior addition
- Laura Fitzsimmons 411 N. Division Street
- Wright/Hayes Home 411 W. 4<sup>th</sup> Street
- Maple Hill West Inc. 412 N. Minnesota Street Hodgkinson House
- Robert McFadden Jr. 500 Mountain Street Dr. Ernest T. Krebbs House
- Art Hannafin for his historic preservation efforts in Carson City.
- Brewery Arts Center 449 W. King Street Carson City Brewery
- Covington Home 312 Mountain Street
- State of Nevada 198 N. Carson Street Old Court House- AG Office

The four project(s) and or person(s) selected will be recipients of the Carson City 2012 Historic Preservation Award, presented at the Board of Supervisors meeting on May 03, 2012.

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to select for the 2012 Carson City Historic Preservation Award in celebration of Historic Preservation Month."

HISTORICAL SURVEY  
CARSON CITY HISTORICAL DISTRICT  
CARSON CITY COMMUNITY DEVELOPMENT



**NAME:** Hodgkinson House  
**ADDRESS:** 412 N. Minnesota  
**LOCATION:** Southwest corner N. Minnesota and W. Spear  
**CONSTRUCTION DATE:** 1895 (assessor), 1875 (SHPO)

**HISTORICAL BACKGROUND**

This property was purchased in 1864 by **Samuel Hodgkinson**, a native of England who had come to Nevada by way of Utah and California, and was a teamster in 1868. The 1870 census lists a number of family members and it appears that Hodgkinson was living with his widowed, elderly mother, his wife, five children, and an unmarried younger brother. Hodgkinson was a constable by 1871. In 1873, he had changed jobs again, and was a guard at the Nevada State Prison, and was living in the house on the corner of Minnesota and Spear.

Hodgkinson was a captain of the guard at the Prison by 1875. His wife **Mary Hodgkinson** was a dressmaker, daughter **Kate Hodgkinson** was a teacher, and another daughter **Marg Hodgkinson**

was an adjuster at the U. S. Mint. They were all living together on Minnesota Street in a single story house, built in a vernacular style. Younger brother **Thomas Hodgkinson**, who had been working as a laborer in 1871, was a carpenter in 1875.

By 1878 Samuel Hodgkinson was a bartender, working with A. Lewis. Marg Hodgkinson was still working at the Mint, and Kate Hodgkinson was still teaching, at the Central School. Another daughter, **Frances Hodgkinson**, was a clerk at the State Library. Thomas Hodgkinson, still a carpenter, was living with his wife, Frances Hodgkinson, on Elizabeth Street.

In 1888, Samuel Hodgkinson sold the property to **T. W. Burke**, and the Hodgkinsons apparently left town. The family no longer appears in any of the subsequent city directories. In 1894 **Joseph Castle**, who was a painter, bought the property and lived there with his wife, **Elizabeth Castle**, and daughter. By 1907 **Rita Castle**, Joseph's daughter, was teaching school and still living at home.

In 1917 Joseph Castle listed his occupation as painter for the V & T Railroad. In 1923 he was working as a foreman, and in 1929 he was a car cleaner at the railroad. Castle continued to work for the V & T throughout the years of the Great Depression, and remained in the house on Minnesota with wife Mary through 1938. After that the property changed hands a number of times. In 1948 **David Phoenix**, a geologist for the U. S. Geological Survey and his wife, **Roberta D. Phoenix**, had purchased and were living in the house at 412 N. Minnesota.

#### **OTHER NAMES ASSOCIATED WITH PROPERTY:**

1860, H. L. Phillips, A. T. Hibbard; 1863, R. H. Parrish

#### **SOURCES:**

Stewart Title; Carson City Directories; 1870 Ormsby County Census

NEVADA STATE HISTORIC PRESERVATION OFFICE  
**HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

**1. PROPERTY NAME**

**1A. Historic Name**

Samuel Hodgkinson House

**For Office Use Only**

YR Built \_\_\_\_\_  
 NR Eligible? Y / N  
 District? Y / N

**1B. Current/Common Name**

412 N. Minnesota St.

**2. PROPERTY ADDRESS**

Street Address	412 N. Minnesota St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Samuel Hodgkinson
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**3B. Current Owner**

Name	Maple Hill West Inc.
Mailing Address	14000 Veit Place, Rogers, MN 55374
Assessor's Parcel Number (APN)	003-231-03

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.2			Estimated
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**8. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260740E 4338700N
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**8B. Township/Range/Section/Map**

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

	Basement	1	Number of stories
<input checked="" type="checkbox"/>	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-17 Wood Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-3 Concrete Block (or possibly stone)

**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)**

Late Victorian

**10D. Construction Date(s)**

Ca. 1875	X	Circa
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**10E. Date(s) of Significance**

Ca. 1875
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**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**

See continuation sheet

**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: **Samuel Hodgkinson House**      City, County: **Carson City**

Section No. 9G, 11

Page No. 5

The one-story frame house has an L-shaped form with front and side gables. The south side gable extends to engage a front porch with chamfered posts, a solid weatherboard railing, and modern Neo-Victorian brackets and latticework. On the front gable end is an angled bay window added according to a design approved in 1984 to replace a double window. Other features include 1/1 and 2/2 windows, some with fake shutters, and a northwest rear corner bump-out with an inset corner entry porch.

According to Anita Watson, the property on which this house stands was purchased by English native Samuel Hodgkinson in 1864. He resided at this location by 1873 at which time he was employed as a guard at the Nevada State Prison (he became captain of the prison guard by 1875). Living with him were his wife, Mary, a dressmaker; daughter Kate, a teacher; and daughter Marg, an adjuster at the Carson City Mint. In 1888 Samuel Hodgkinson sold the property to T. W. Burke who in turn sold it to Joseph Castle in 1894. Castle lived here with his wife, Elizabeth, and a daughter, Rita, who was a school teacher in 1907. Castle worked as a painter for the Virginia and Truckee Railroad in 1917; he later worked as a foreman and a car cleaner for the line. Joseph and Elizabeth Castle lived here until 1938, after which the property passed through a number of owners before it was acquired by David Phoenix by 1948. Phoenix, a geologist with the U. S. Geological Survey, lived here with his wife, Roberta D. Phoenix.

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

Sources

Watson, Anita. "Historical Survey Carson City Historical District: 1860-1948  
Occupational and Residential Assessment, Proctor & Green and Curry  
Subdivisions." Report, 1998.

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.

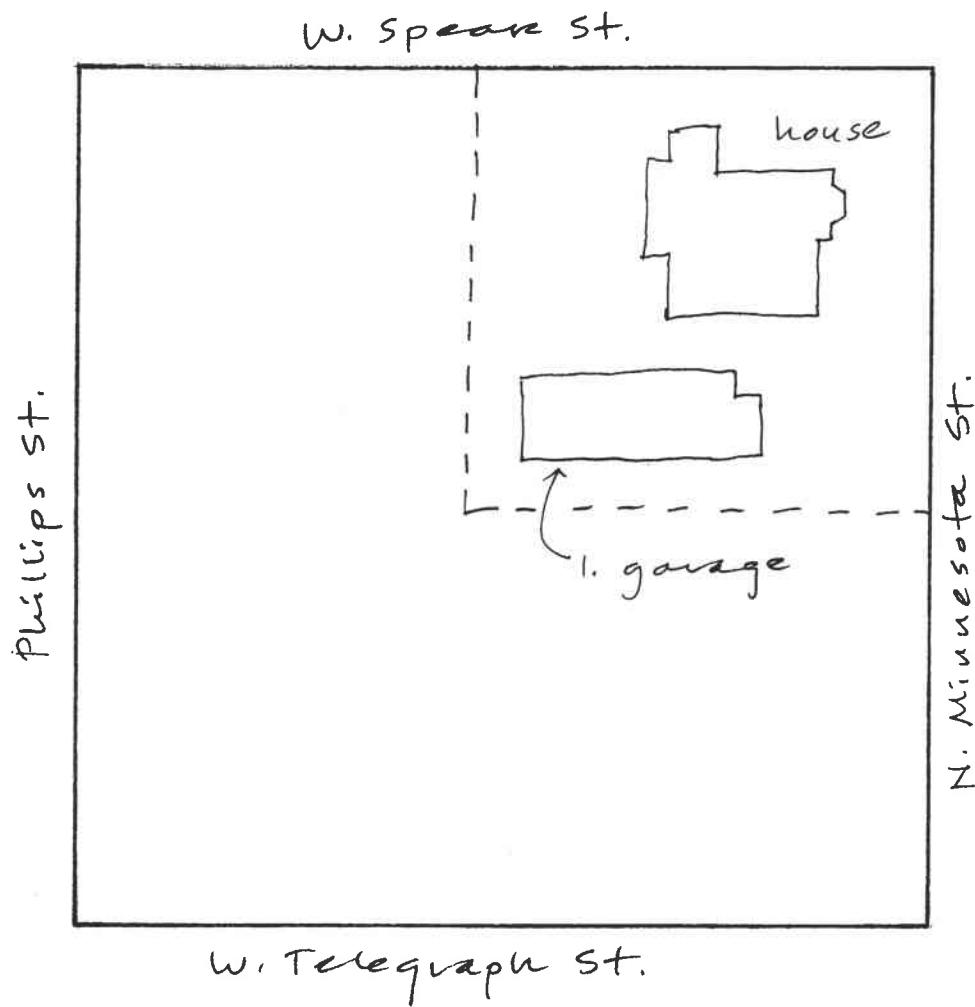
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: Samuel Hodgkinson House

City, County: Carson City

Section No. 13: Site Plan

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

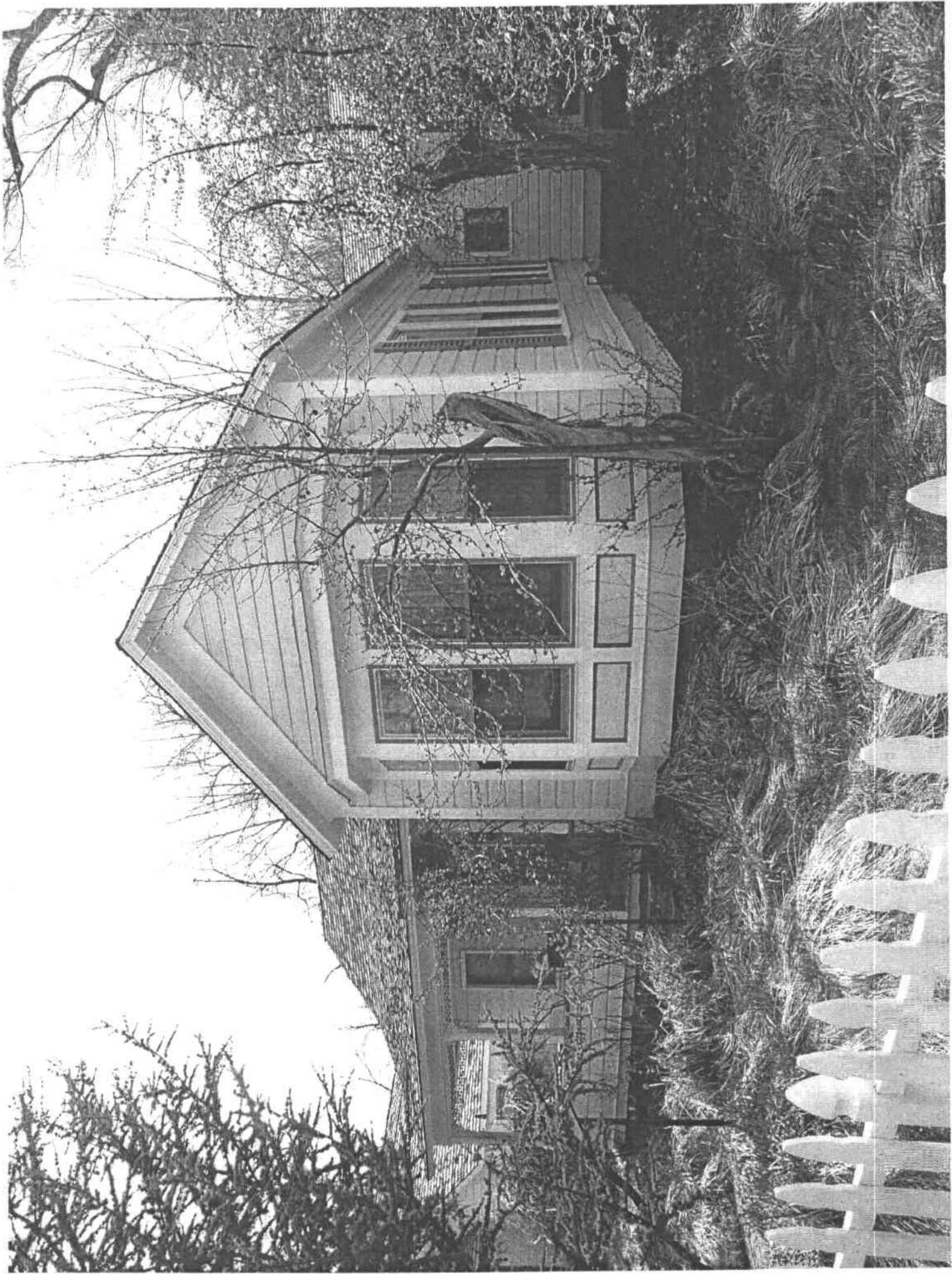
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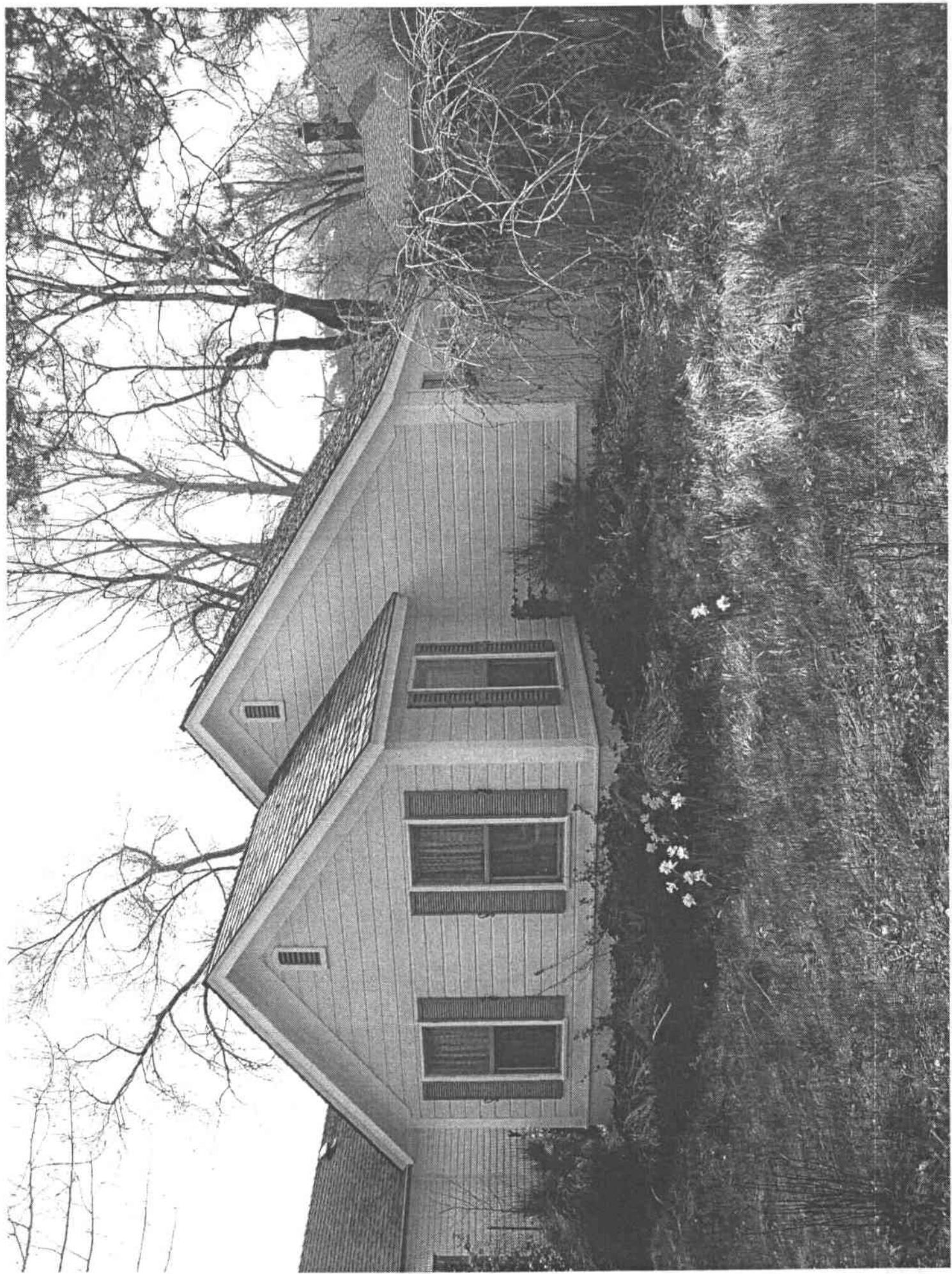
Section No. 13

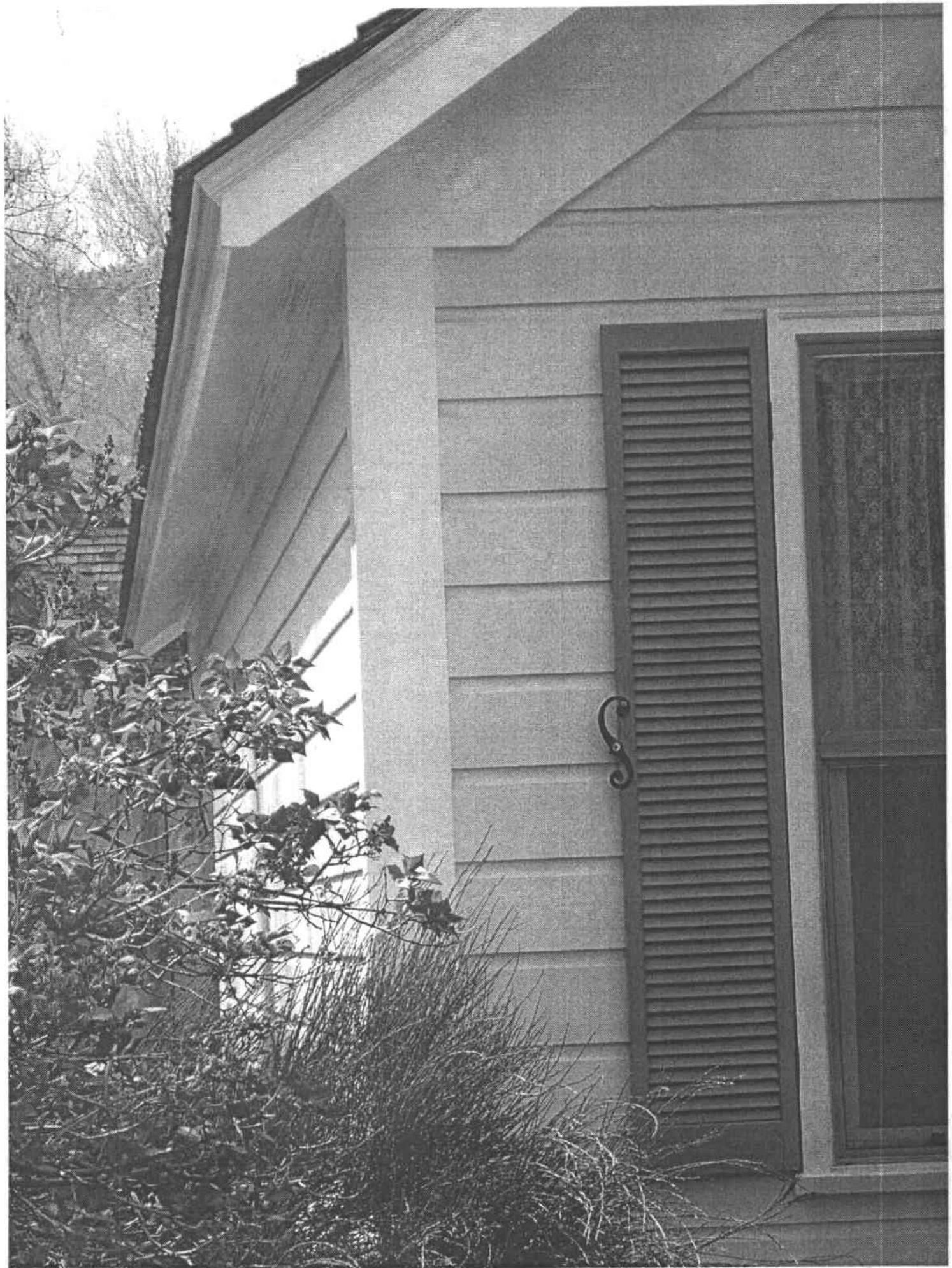
If this inventory involves associated structures or features, please include this form with the SHPO submission.  
 Include continuation sheet, if necessary.

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

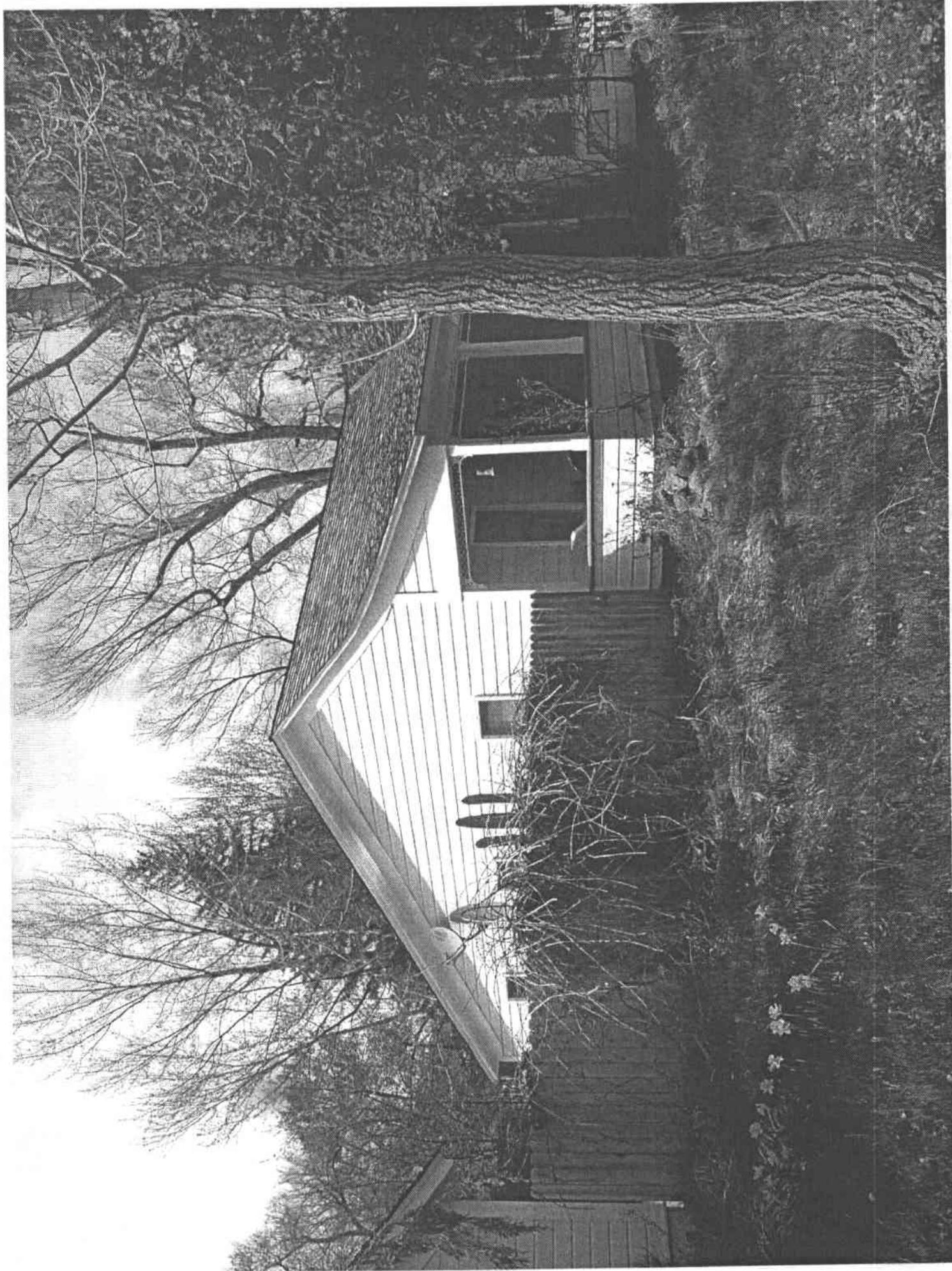
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Ca. 1984	Construction date	
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	

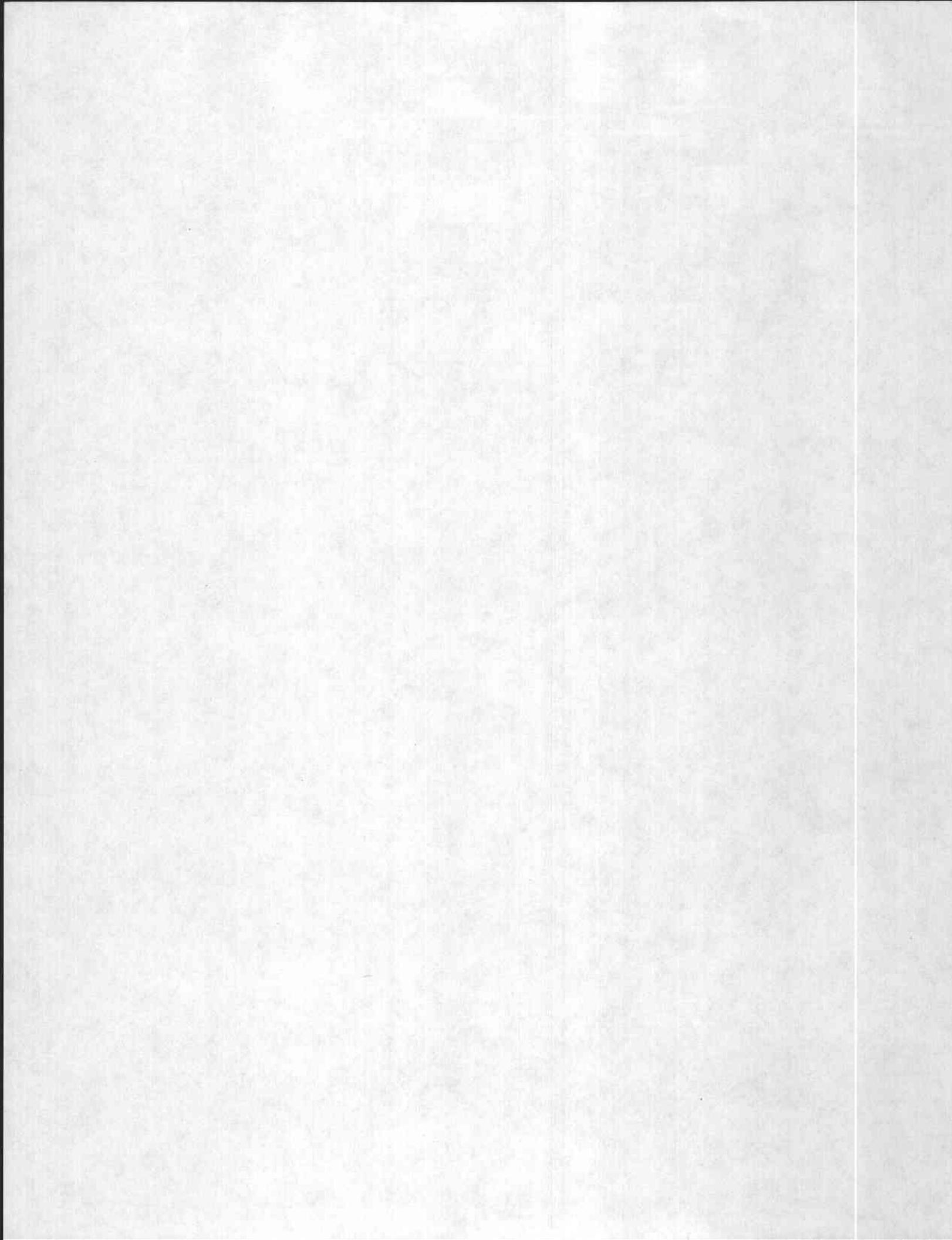












NEVADA STATE HISTORIC PRESERVATION OFFICE  
**HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

**1. PROPERTY NAME**

1A. Historic Name

Louis Prang House

**For Office Use Only**

YR Built \_\_\_\_\_  
 NR Eligible? Y / N  
 District? Y / N

1B. Current/Common Name

611 W. Robinson St.

**2. PROPERTY ADDRESS**

Street Address	611 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

3A. Original Owner

Name	
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3B. Current Owner

Name	McLaughlin, Jack W. Jr. & Sheryl
Mailing Address	611 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-01

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
	Other (please specify)		

**5. PROPERTY USE**

5A. Current Use

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

<input checked="" type="checkbox"/>	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.17		Estimated
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**8. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260640E 4338780N
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**8B. Township/Range/Section/Map**

**T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)**

**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building	Structure	District	Object	Site
	Other (specify)				
	Contributing element to a historic district (specify district name)				

**9B. Exterior Resource Features**

<input checked="" type="checkbox"/>	Basement	1.5	Number of stories
<input checked="" type="checkbox"/>	Porch		Balcony
	Dormer(s)	<input checked="" type="checkbox"/>	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-8 Wood - Balloon	F-9 Unknown

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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**9I. Integrity**

<input checked="" type="checkbox"/>	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

**9J. Condition**

<input checked="" type="checkbox"/>	Good	<input type="checkbox"/>	Fair
	Poor	<input type="checkbox"/>	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)**

**Late Victorian**

**10D. Construction Date(s)**

1864	<input type="checkbox"/>	Circa
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**10E. Date(s) of Significance**

**1864**

**10F. Historic Resource Theme (See Appendix C)****Land Usage: Townsite Development and City Planning****10G. National Register Eligibility (See Appendix D)**

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

**10H. Justification**

See continuation sheet

**11. BIBLIOGRAPHY**

See continuation sheet

**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: Louis Prang House      City, County: Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half gable-fronted frame house has false wood quoins that may be an original treatment or, like most of the building's Neo-Victorian ornament, a modern feature added when the house was remodeled in 2003. The front gable features alternating bands of fishscale, sawtooth, and scalloped wood or cementitious shingles. The modern wraparound porch has square posts, turned balusters, and spindle brackets and frieze. The double-leaf front entry has an elliptical fanlight with leaded came. Other features include 1/1 and 6/6 windows, a brick chimney on the west side that may date to the 1970s, and a modern attached rear garage, two stories in height, with wood quoins, multiple-panel garage doors with small four-pane windows, and a gabled dormer.

According to one account, the house was built for Louis Prang in 1864. Early Sanborn maps suggest the house did not originally have a front porch. Most of the recent changes to the house were made after 2000.

The property is located in the West Side Historic District but does not contribute to it because it has lost sufficient architectural integrity.

Sources

Painter, Diana J. "Carson City Mid-Century Survey, Phase I." Report, 2007.

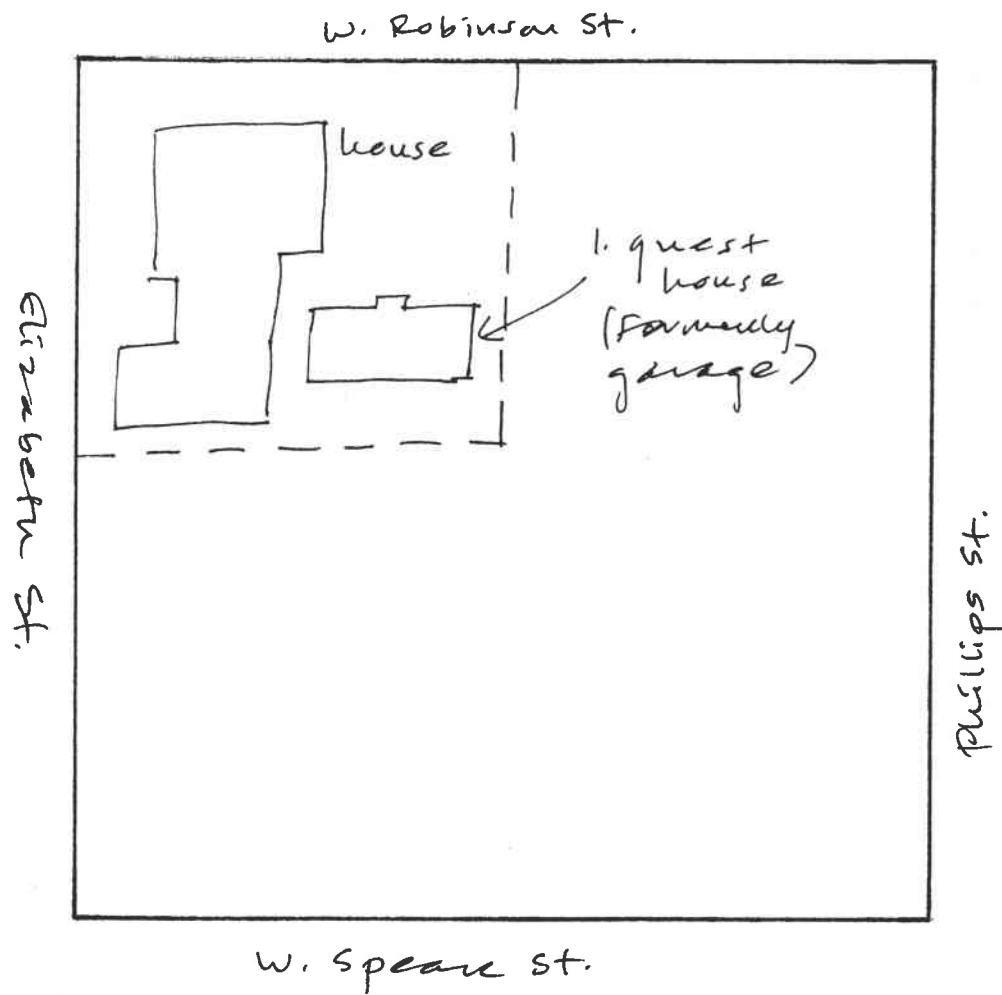
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: Louis Prang House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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

**Property Name: 611 W. Robinson St.      City, County: Carson City**

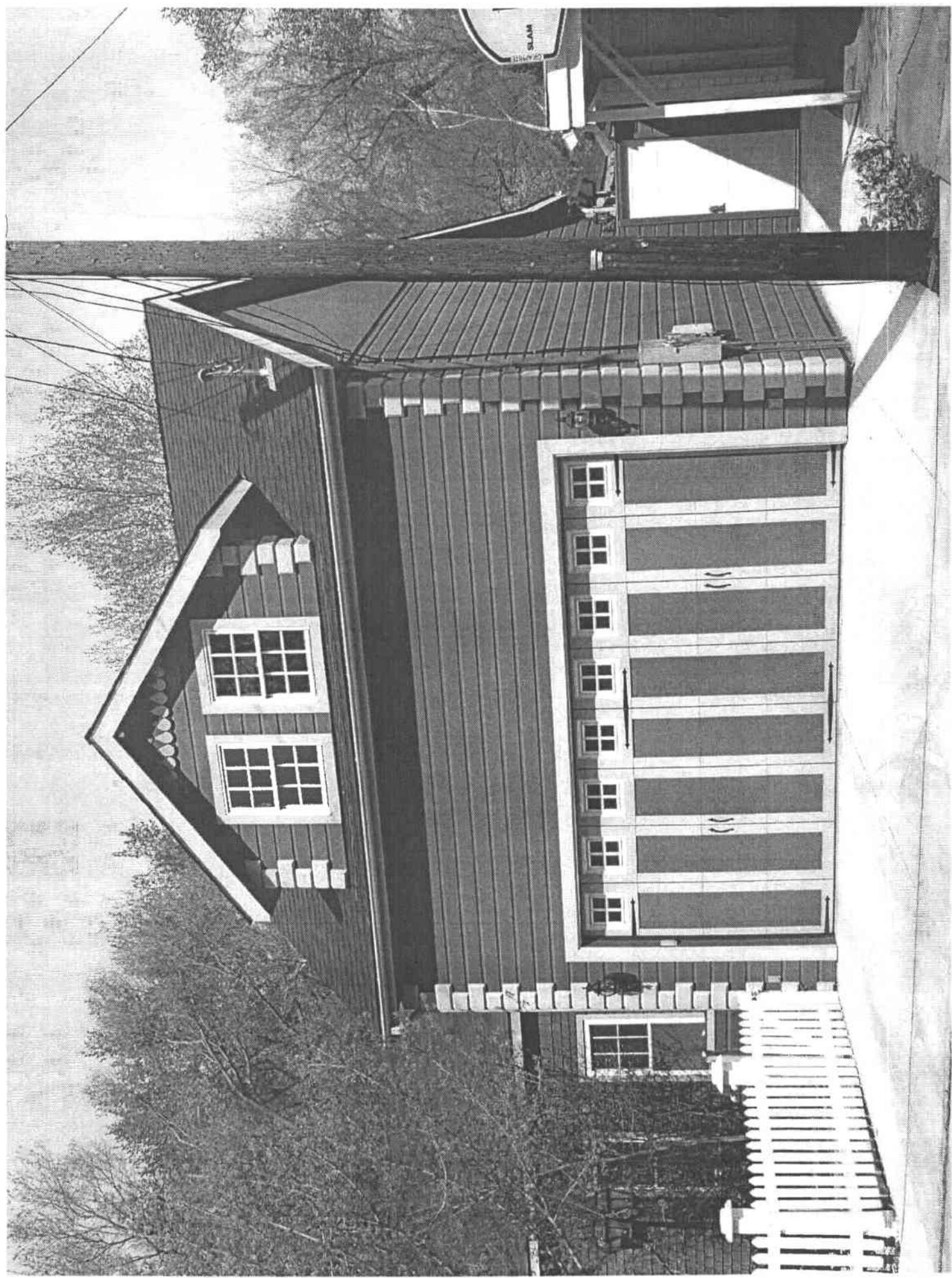
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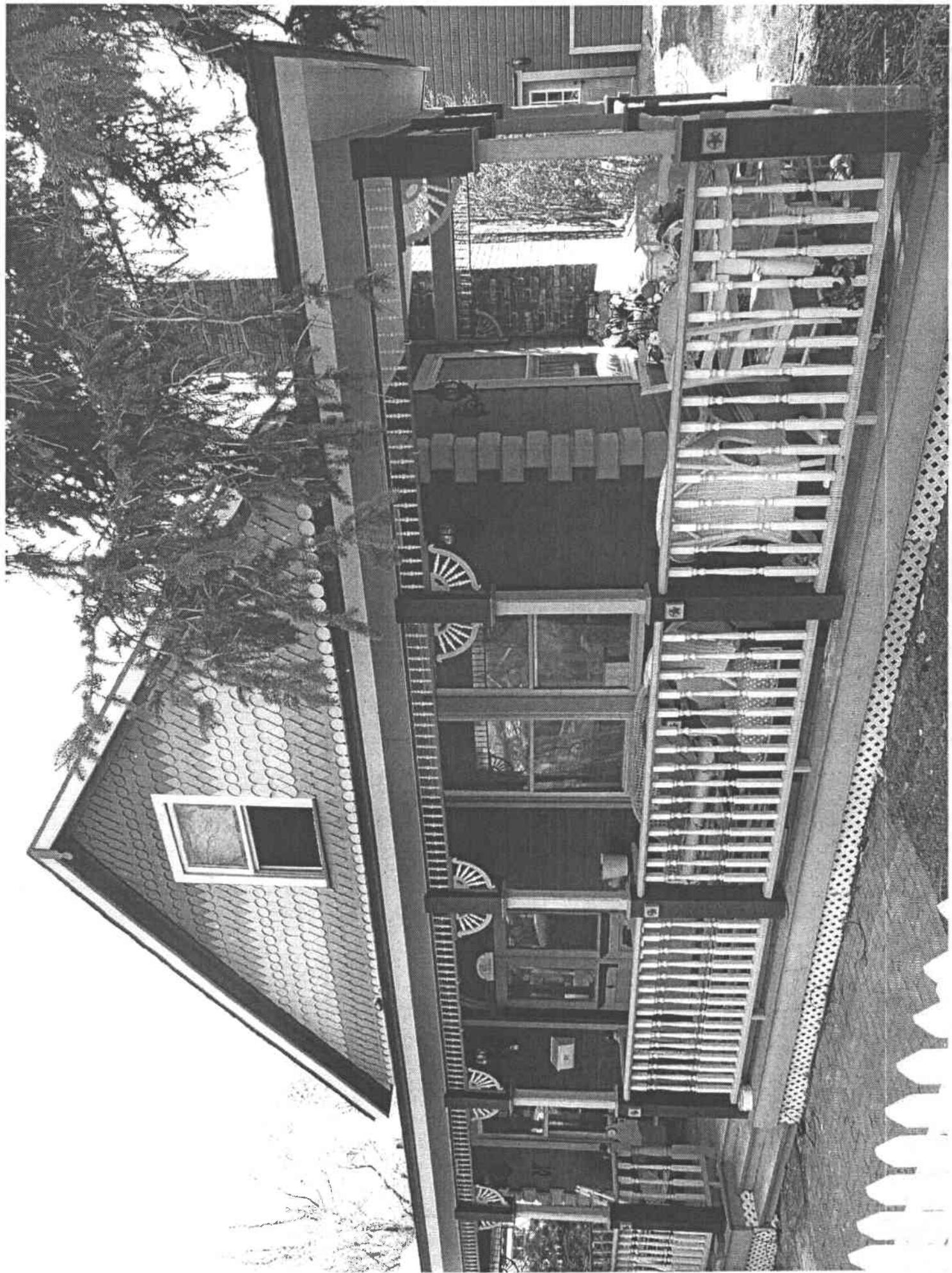
If this inventory involves associated structures or features, please include this form with the SHPO submission.  
Include continuation sheet, if necessary.

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

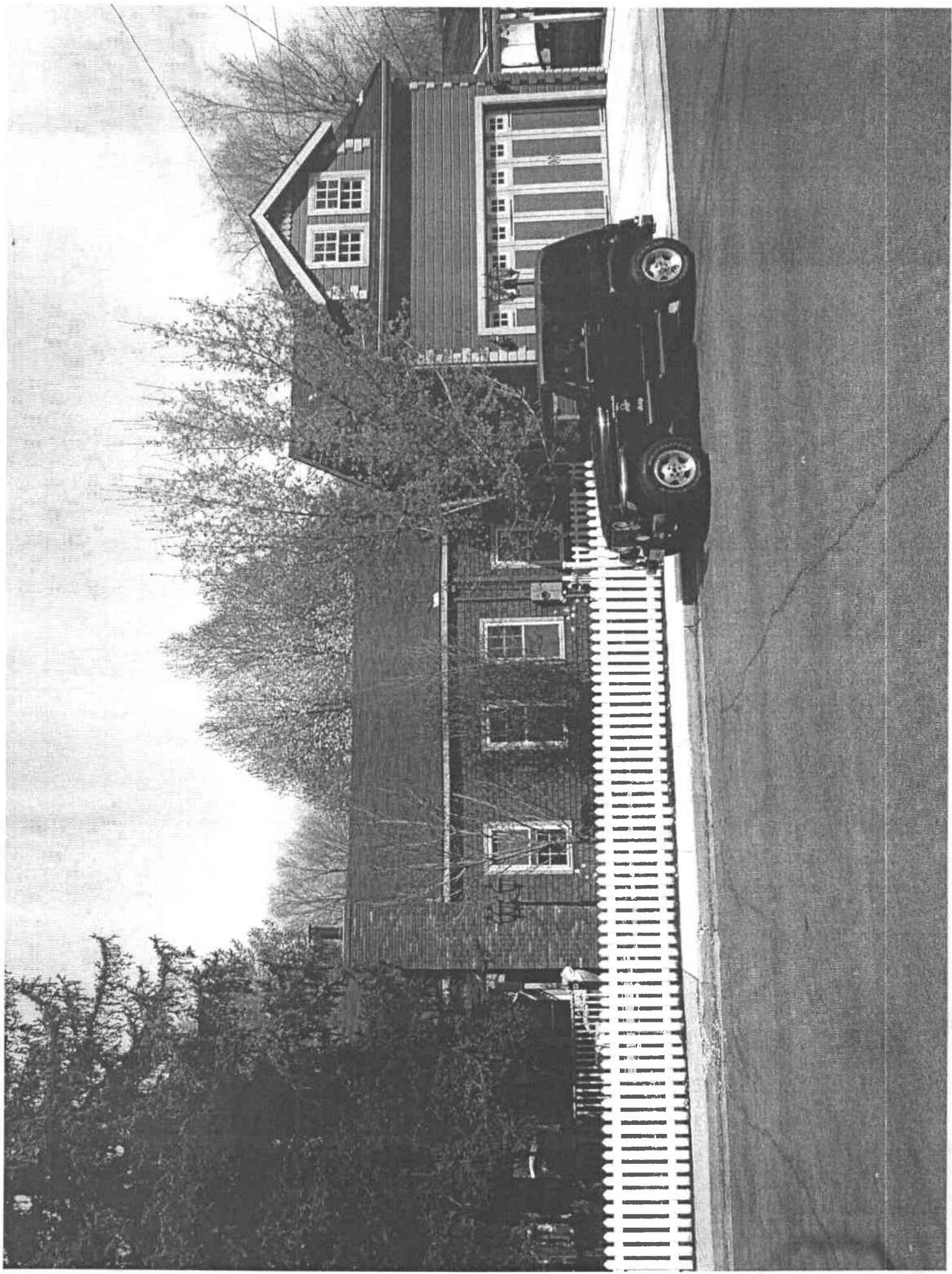
<b>Structure/Feature #1</b>		<b>Structure/Feature #2</b>	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Guest house	Current Use	
Style (if applicable)	Neo-Victorian	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Ca. 1972	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
<b>Structure/Feature #3</b>		<b>Structure/Feature #4</b>	
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	

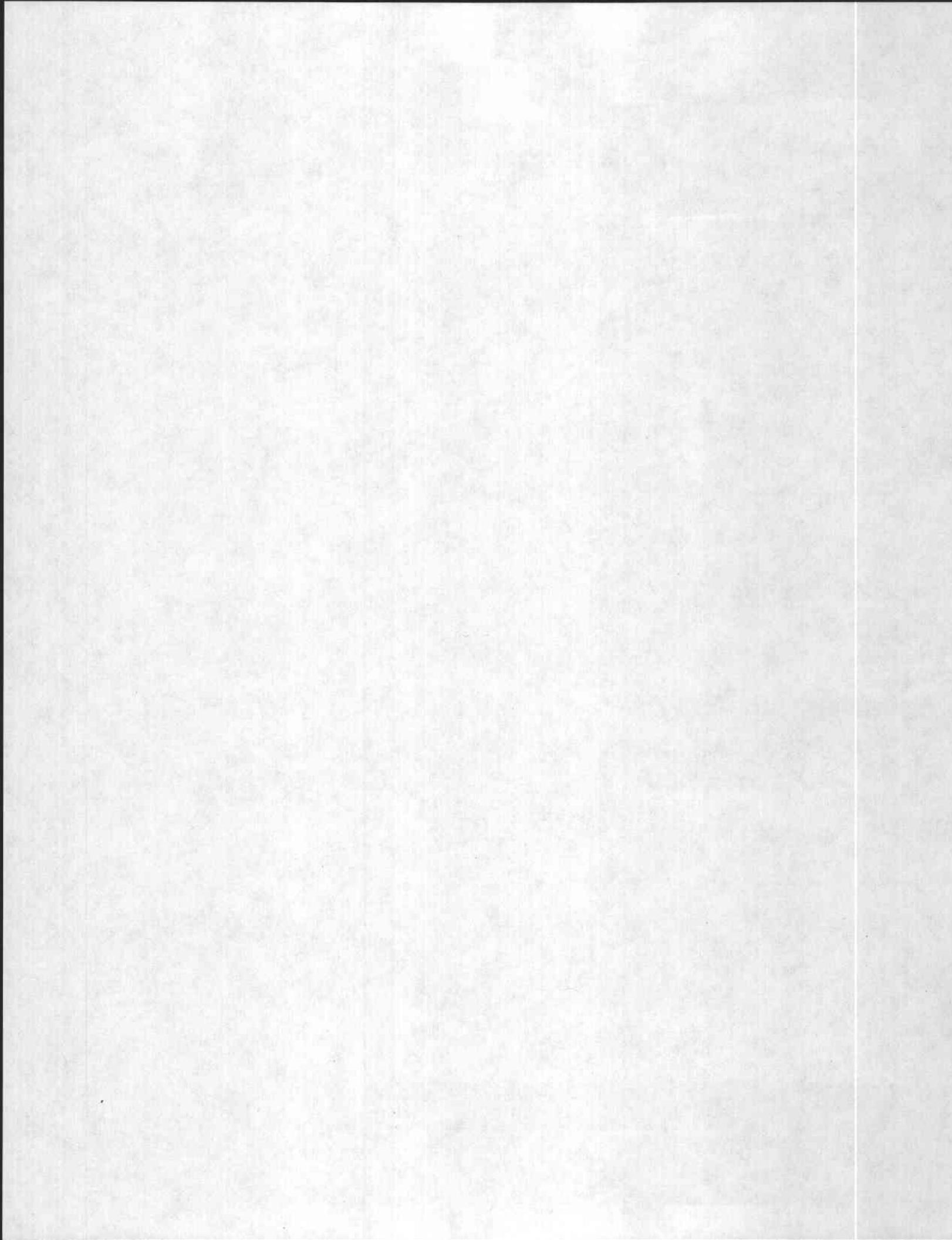












NEVADA STATE HISTORIC PRESERVATION OFFICE  
**HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

**For Office Use Only**

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

**1. PROPERTY NAME**

**1A. Historic Name**

None

**1B. Current/Common Name**

411 N Division St

**2. PROPERTY ADDRESS**

Street Address	411 N Division St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Unknown
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**3B. Current Owner**

Name	Edward J and Carol E Lynn
Mailing Address	411 N Division St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-226-01

**4. CURRENT PROPERTY STATUS**

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

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
Permitted-state public resource		Restricted
Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.090 acres (Assessor)		Estimated
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**9. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260743 m E 4338892 m N (WGS84)
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**8B. Township/Range/Section/Map**

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ <i>Carson City, NV</i> (1994) USGS 7.5' Quadrangle
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**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Structure	<input type="checkbox"/>	District	<input type="checkbox"/>	Object	<input type="checkbox"/>	Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

<input checked="" type="checkbox"/>	Basement	<input type="checkbox"/>	1.5	Number of stories
	Porch			Balcony
<input checked="" type="checkbox"/>	Dormer(s)	<input type="checkbox"/>	X	Chimney
	Other (please specify)			

**9C-F. Materials and Systems (See instructions and enter codes from Appendix A)**

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Asphalt Shingle	ES-3 Brick veneer
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		
X	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

**9J. Condition**

X	Good		Fair
	Poor		Ruins

**9K. Threats**

Possible infill housing development; commercial conversion

**10. RESOURCE DATE AND SIGNIFICANCE****10A. Architect/Engineer/Designer**

Unknown

**10B. Builder/Contractor**

Unknown

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

Period Revival

**10D. Construction Date(s)**

Ca 1920	X	Estimated
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**10E. Date(s) of Significance**

Ca. 1920

**10F. Historic Resource Theme (See Appendix C)**

Townscape Development and City Planning

**10G. National Register Eligibility (See Appendix D)**

	Listed		Date Listed			
Eligible under:						
	Criterion A		Criterion B		Criterion C	
Other (specify)						
X	Not Eligible for the National Register					
	Unevaluated					

**10H. Justification**

No known significant association with patterns of local history/persons. The house is a good example of the Period Revival style, and appears to retain good integrity. The design of the house, however, does not rise to the level of National Register eligibility.

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

**13. ATTACHED DOCUMENTATION**

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

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

PAGE NO. 5

Property Name: 411 N Division St

City, County: Carson City/County

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	Contributing	Noncontributing
Number of associated features:		Contributing	Noncontributing
<b>Structure/Feature #1</b>		<b>Structure/Feature #2</b>	
Historic Name	Garage	Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	
Style (if applicable)	None	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Unknown	Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	
<b>Structure/Feature #3</b>		<b>Structure/Feature #4</b>	
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	

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

**Property Name:** 411 N Division St

**City, County:** Carson City/County

**SECTION NO. 9G**

**PAGE NO. 6**

The residence at 411 N. Division Street is a one-and-one-half-story building with a rectangular footprint with a side gable roof with narrow eaves. It is located on the west side of its lot and faces west onto N. Division Street. It is a wood-frame building with brick veneer finish, a concrete foundation, and an asphalt shingle roof. It is a Period Revival building constructed ca 1920 (*Sanborn Fire Insurance maps*).

The building has a central entry on the west façade with a paneled door with a single decorative light. There is an enclosed gable over the small concrete stoop. This is supported by two paired wood supports mounted on brick piers. Flanking the entry on the first level are six-over-six-light, double-hung windows with wood frames. These windows are typical of those found throughout the building. Above the windows, in vertical alignment, are two wall dormers featuring the same windows.

On the south façade is a canted bay with multi-light, double-hung windows on the canted faces and a fixed, twelve-light window in the central portion. Above, at the second level, is a single double-hung window. There is a louvered vent under the gable. On the north façade are a variety of six-over-six-light and four-over-four-light windows. There is a shed-roof addition to the building on the east façade, toward the north side of the building. Toward the rear this addition has wood details. The building has an interior chimney. The building is in excellent condition and has good integrity.

There is a circular brick walkway at the main entry to the building and a brick parking pad to the east of the building. There is a small garage in the southeast corner of the lot. It has a gable roof, a horizontal wood cladding, and an overhead wood door.

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

Property Name: 411 N Division St

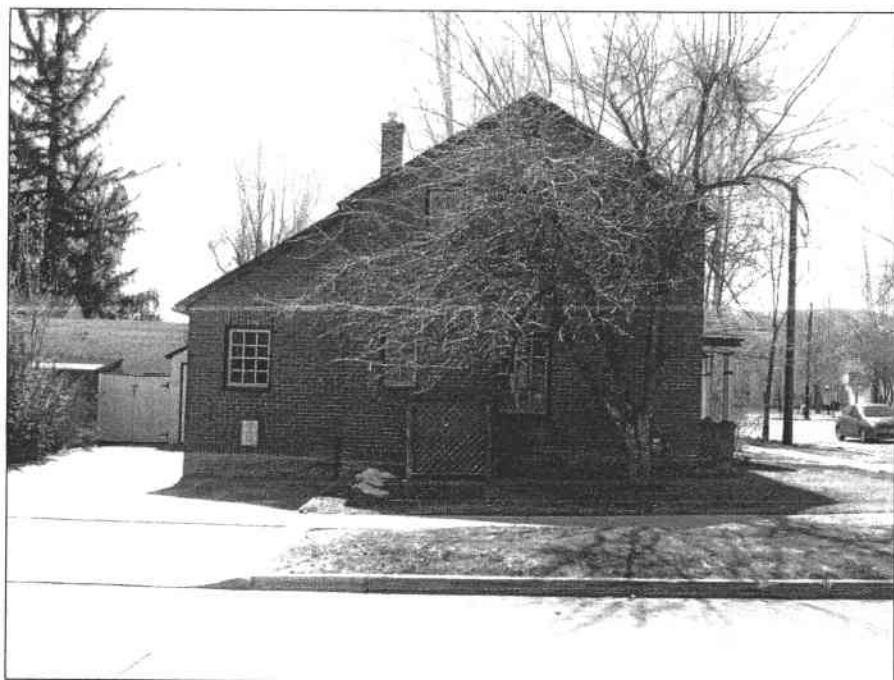
City, County: Carson City/County

SECTION NO. Photographs

PAGE NO. 7



Front (west) and side (south) façades



Side (north) façade

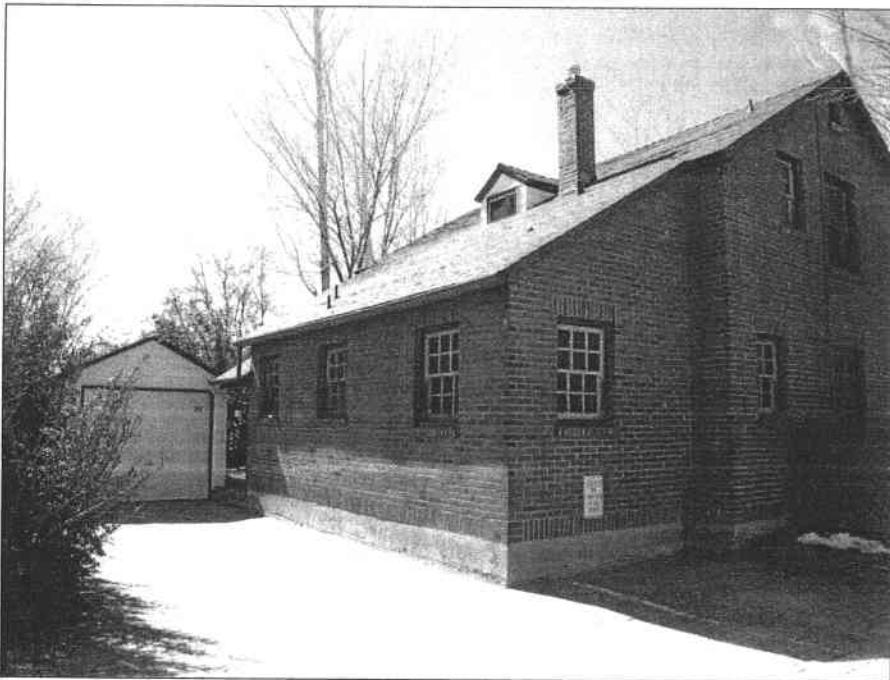
**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET**

**Property Name:** 411 N Division St

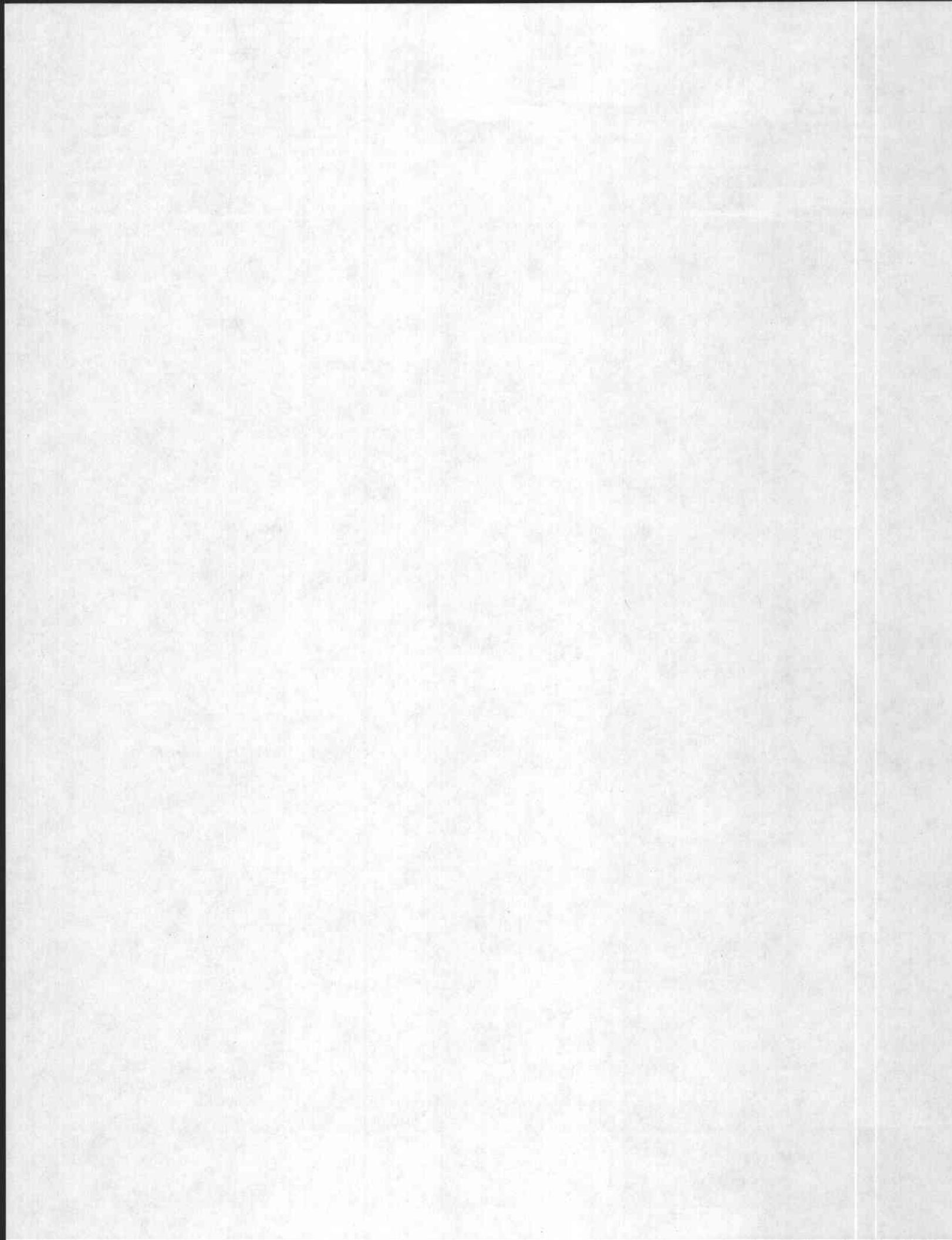
**City, County:** Carson City/County

**SECTION NO.** Photographs

**PAGE NO.** 8



Rear (east) and side (north façades; garage at center left.



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



**Address:** 411 W. Fourth

**Location:** Southeast corner W. Fourth and S. Minnesota

**Construction Date:** 1865 (assessor); 1860 (SHPO)

### **Historical Background**

---

This parcel, and its many parts, which consists of lots 2, 3, 6, and the north half of lot 7, has been owned by many people over the years. Most often lots 2 and 3 in the parcel were sold as a unit. William Sears sold to G. A. Sears in 1862. By 1867 and 1868 G. W. Ferris was in possession. He then sold to Martha Schultz in 1890, and Schultz sold to Liz Kirman in 1892. By 1894 Ford Carpenter had purchased the house and was living there, but sold in 1896. The lots were then owned by Trenmore Coffin, Harry Martin, and Charles Calvin. Jane Regan purchased the home in 1904. Jane Regan was a widow and listed no occupation; she had her "own income." Her sons, Edward and Frank, owned and operated Regan Brothers, a saloon at 318 N. Carson.

Charles Priest lived in the house in 1921. Priest was employed as a clerk in 1921, but was Deputy Superintendent of Public Instruction by 1923. In 1924 the house was transferred to Nevada Regan (Mrs. Ed Regan). She was living in the home when she sold to W. D. Atkinson in February on 1928. Atkinson lived there in 1927 and 1928. George Martin purchased the house in September of 1929.

Martin was the Deputy State Controller, and lived there with his wife Rowena. The property remained in the Martin family until 1970.

**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

**1. PROPERTY NAME**

**1A. Historic Name**

G. W. Ferris House

**For Office Use Only**

YR Built \_\_\_\_\_  
 NR Eligible? Y / N  
 District? Y / N

**1B. Current/Common Name**

411 W. Fourth St.

**2. PROPERTY ADDRESS**

Street Address	411 W. Fourth St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	G. W. Ferris (by 1868)
------	------------------------

**3B. Current Owner**

Name	Wright, Joan C. & Hayes, Gregory
Mailing Address	PO Box 646, Carson City, NV 89702
Assessor's Parcel Number (APN)	003-128-05

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.25		Estimated
------	--	-----------

**8. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260760E 4338190N
--------------------------

**8B. Township/Range/Section/Map**

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

**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

Basement	<input type="checkbox"/>	Number of stories
Porch	<input type="checkbox"/>	Balcony
Dormer(s)	<input checked="" type="checkbox"/>	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-8 Wood - Balloon	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
---	---	-----	--	----

**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)**

No style

**10D. Construction Date(s)**

1865

X Circa

**10E. Date(s) of Significance**

Ca. 1865

**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**

See continuation sheet

**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: G. W. Ferris House      City, County: Carson City

Section No. 9G, 11

Page No. 5

The one-story frame house has an unusual form reminiscent of a New England saltbox. There is a ca. 1930s or 1940s Colonial Revival overlay with such features as a brick chimney with paved shoulders and a front entry with sidelights, fluted pilasters, a blind elliptical fanlight with fanfold panel, and a low-pitched gabled hood with an elliptical cut out to conform with the fanlight. The saltbox form is probably part of the Colonial Revival remodeling; the 1875 bird's-eye shows a house on the site with a more conventional north-facing gable-fronted form. The main section has plain weatherboard siding whereas an east side addition, connected by a glassed in hyphen, has novelty siding. On the back of the addition, which was built according to a design approved in 1986, is a story-and-a-half gabled wing. There is a small lancet window in the gable of the original house over the hyphen.

According to Anita Watson, the property on which this house stands was owned by G. A. Sears in 1862 and by G. W. Ferris in 1867. Ferris was the longest-term owner during the nineteenth century, until 1890 when he sold the property to Martha Schultz. It then passed in quick succession through a number of owners until it was purchased by Jane Regan in 1904. Regan's sons Edward and Frank owned Regan Brothers, a saloon located at 318 N. Carson. In 1924 the property was transferred to Nevada Regan (Mrs. Ed Regan) and in 1928 sold to W. D. Atkinson. Deputy State Controller George Martin acquired the house in 1929 and lived there with his wife, Rowena. The property remained in Martin family ownership until 1970. In 1986 architect Arthur A. Hannafin designed an east side addition for the house, which at the time was referred to as the Hayes-Wright Residence.

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

Sources

Watson, Anita Ernst. "Historical Survey 2000 Carson City Historic District." Report, 2000.

Koch, Augustus. "Birds Eye View of Carson City, Ormsby County, Nevada, 1875." Map, 1875. Reprint 1972.

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.

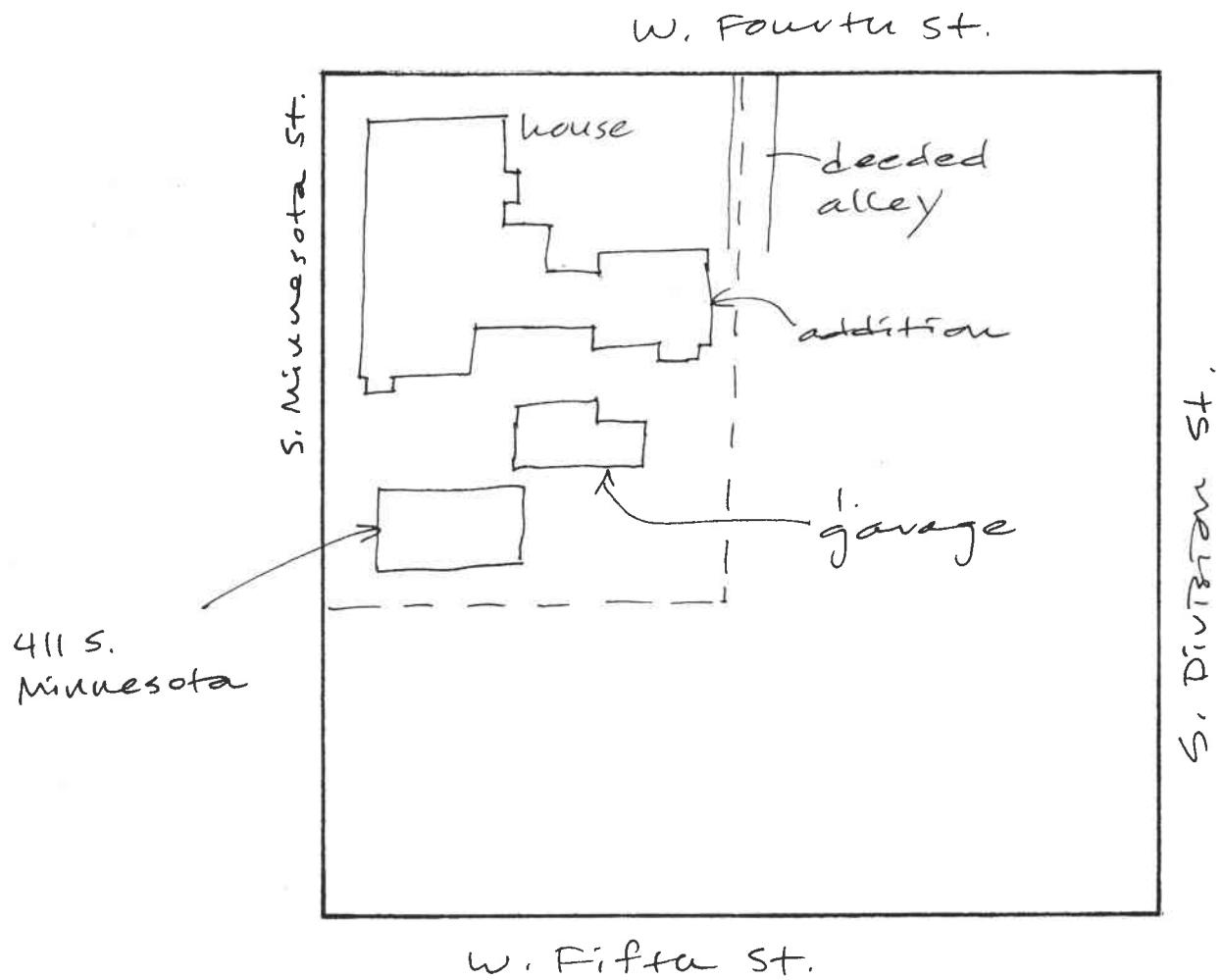
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: G. W. Ferris House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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

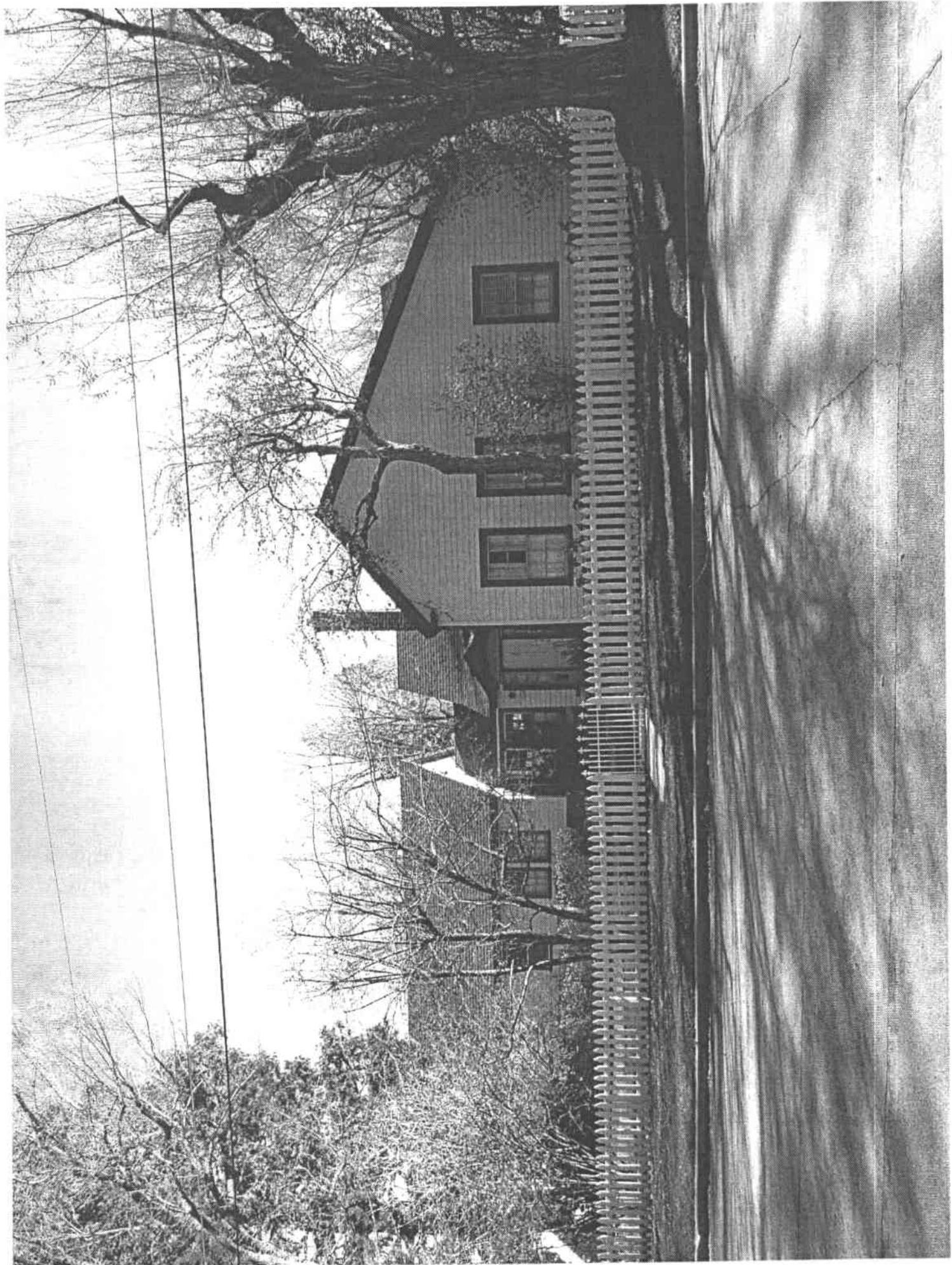
Property Name: 411 W. Fourth St.      City, County: Carson City

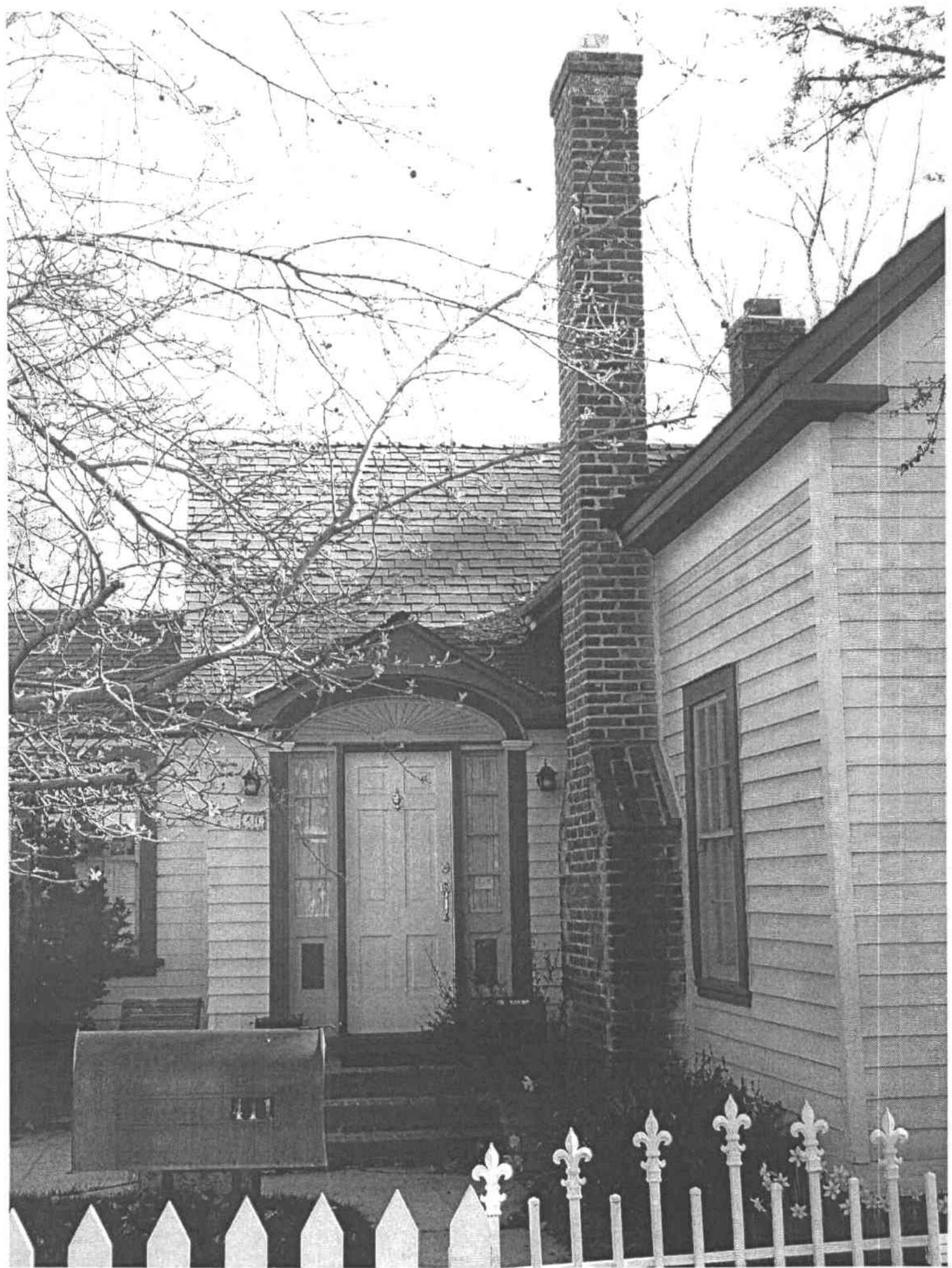
**Section No. 13**

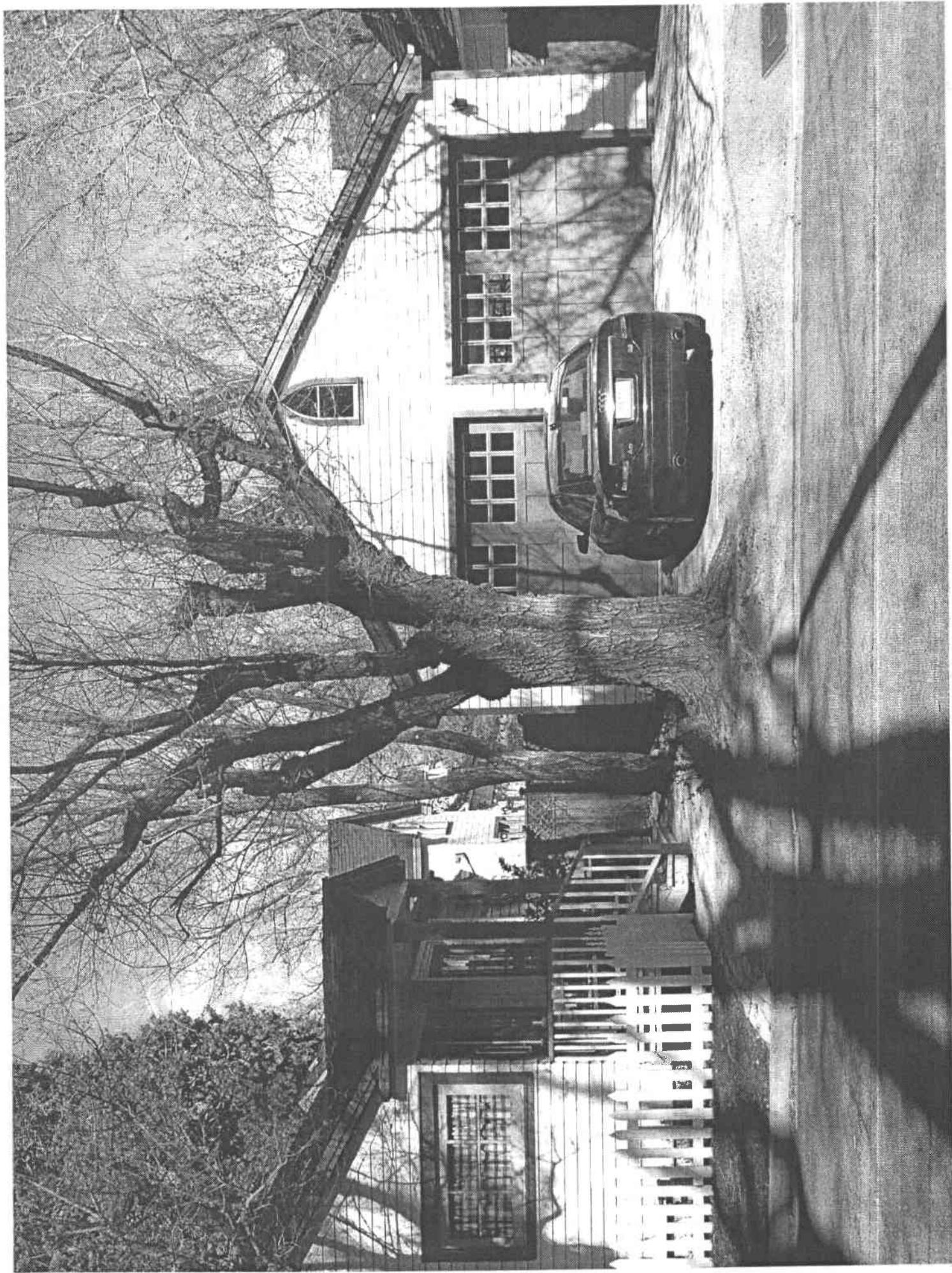
If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

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

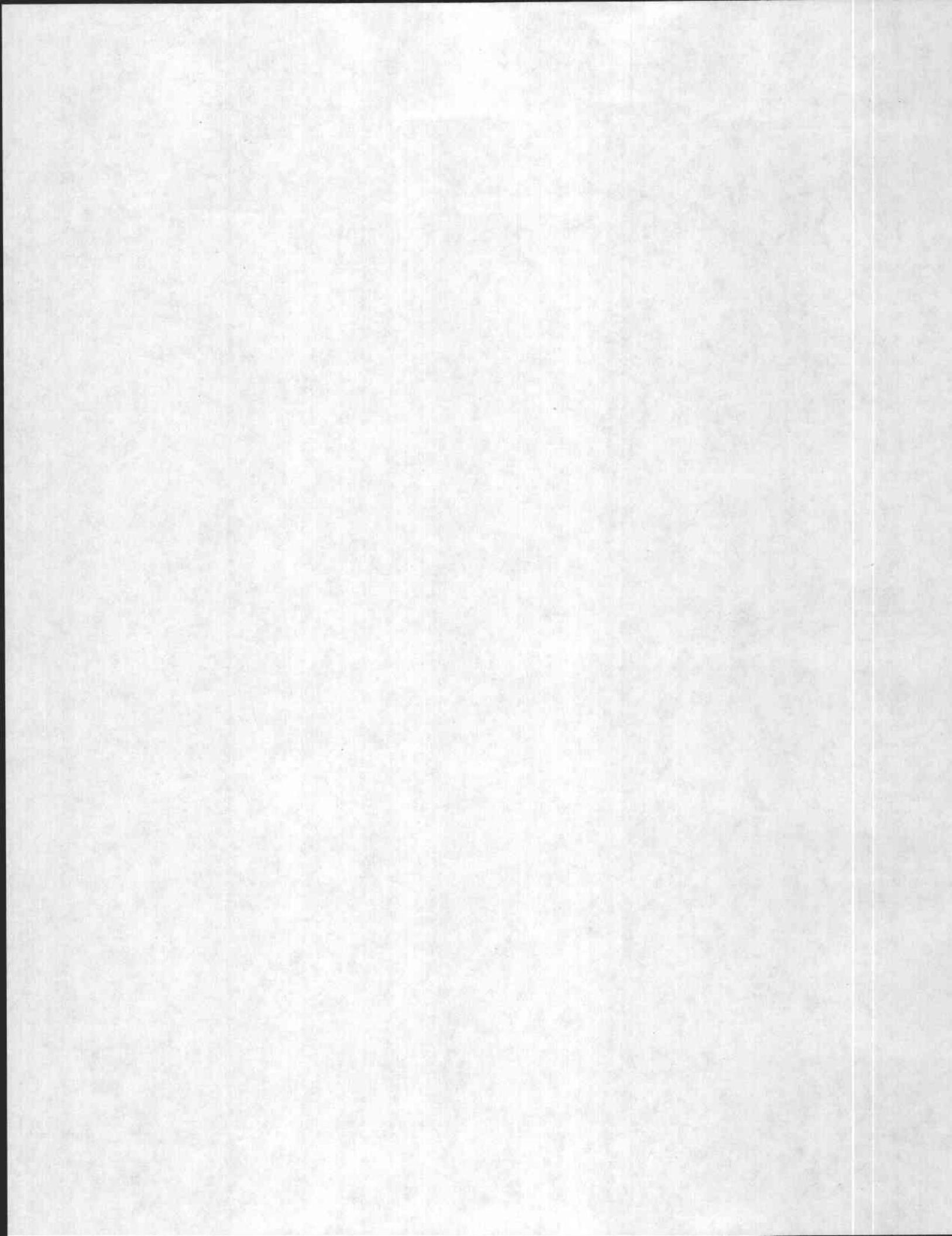
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Wood	Materials	
Construction date	Mid-20 <sup>th</sup> c.	Construction 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	











# CARSON CITY RESOURCES INVENTORY

## IDENTIFICATION:

1. Address: 500 North Mountain APR 3-241-02
2. Common Name: Carrington House
3. Historic Name: Dr. Ernest Krebs House
4. Present Owner: Paul and Edme Carrington
5. Address (if not occupant): \_\_\_\_\_
6. Present Use: residence Original Use: residence

## DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. First floor facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

There appears to be some alterations at the rear, and iron balustrades have been added to the entrance stairs.

An aluminum shed is located on the property.

## RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

Architectural Evaluation: PS        NR X

District Designation: PD 2 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 SF6000 Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 60 feet \_\_\_\_\_

HISTORICAL BACKGROUND:

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

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

Date of Construction 1914 Estimated \_\_\_\_\_ Factual  Source: C.C. Historic Tour

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

SIGNIFICANCE:

The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior wood-work was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.

SOURCES:

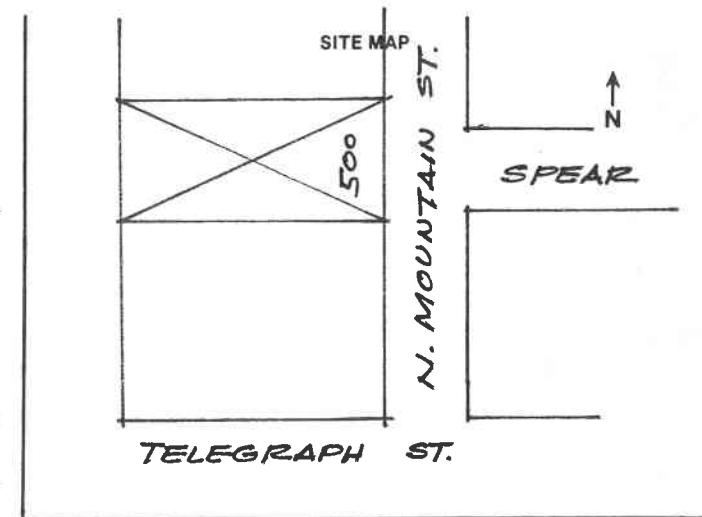
Carson City Historic Tour  
Assessment Application

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



NEVADA STATE HISTORIC PRESERVATION OFFICE  
*HISTORIC RESOURCES INVENTORY FORM*

Rev. 3/00

**For Office Use Only**

**1. PROPERTY NAME**

**1A. Historic Name**

Ernest T. Krebs House

YR Built \_\_\_\_\_  
 NR Eligible? Y / N  
 District? Y / N

**1B. Current/Common Name**

Krebs-Peterson House

**2. PROPERTY ADDRESS**

Street Address	500 Mountain St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Ernest Krebs
------	--------------

**3B. Current Owner**

Name	McFadden, Robert C. Jr.
Mailing Address	500 Mountain St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-241-04

**4. CURRENT PROPERTY STATUS**

X	Occupied		Vacant
	Other (please specify)		

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

0.62		Estimated
------	--	-----------

**8. PROPERTY LOCATION****8A. UTM Location/Reference(s)**

Zone 11 260520E 4338720N
--------------------------

**8B. Township/Range/Section/Map**

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
--

**9. RESOURCE DESCRIPTION****9A. Resource Type**

<input checked="" type="checkbox"/>	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

	Basement	<input checked="" type="checkbox"/>	Number of stories
<input checked="" type="checkbox"/>	Porch		Balcony
	Dormer(s)	<input checked="" type="checkbox"/>	Chimney (flue)
	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-9 Unknown

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
---	-------------------------------------	-----	--------------------------	----

**9I. Integrity**

<input checked="" type="checkbox"/>	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

**9J. Condition**

<input checked="" type="checkbox"/>	Good		Fair
	Poor		Ruins

**9K. Threats**

None known.

**10. RESOURCE DATE AND SIGNIFICANCE****10A. Architect/Engineer/Designer**

unknown

**10B. Builder/Contractor**

Burd Lindsay (interior woodwork)

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

Late Victorian

**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	
	Other (specify)					
	Not Eligible					
	Unevaluated					

**10H. Justification**

See continuation sheet

**11. BIBLIOGRAPHY**

See continuation sheet

**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**

<input checked="" type="checkbox"/>	Continuation sheets
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	Location maps
<input checked="" type="checkbox"/>	Plans (site)
	Other (please specify)
<input checked="" type="checkbox"/>	Associated Structures Summary Form
<input checked="" type="checkbox"/>	Historic District Addendum (if applicable)

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

Property Name: Ernest T. Krebs House      City, County: Carson City

Section No. 9G, 11

Page No. 5

A mansard roof with concave sides is a distinguishing feature of this two-story frame house. The mansard is a Second Empire feature on the otherwise Queen Anne style house, which has a wraparound one-story porch with a second tier over its center portion. The upper tier is enclosed with decorative windows over a paneled half wall to form a sleeping porch. The lower tier has a curved south end, square columns on paneled pedestals, small sawn brackets, and square balusters. The main house has the same decorative glass in the upper sashes of some of its 1/1 windows, and both house and sleeping porch have cornices with scrolled brackets with pendant bosses and floral piercing. In the first-story front are large three-part picture windows and oval windows flank the front entry. To the rear is a two-story garage and apartment/studio addition approved for construction in the early 1990s. The wing has a side-gable roof with gabled dormers, 6/6 windows, and novelty weatherboard siding. A one-story hyphen with a roof deck attaches the addition to the house.

According to Richard Moreno, Dr. Ernest T. Krebs, who had the house built in 1914, developed an influenza cure based on traditional Washoe Indian remedies. He sold the house to Virginia and Truckee Railroad agent Edward Peterson in 1918. Peterson served two terms as state controller. The house was featured in the 1976 movie *The Shootist*, actor John Wayne's last film. A sign in front of the house titled "Nevada Celebrates Film Making" describes the movie. A photograph of the house taken in 1976 shows a decorative metal cresting on the roof, but whether this was an original feature or a temporary addition for the movie is unknown. Carson City architect John P. Copoulos appears to have designed the rear addition made in the 1990s.

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

Sources

Moreno, Richard. *A Short History of Carson City*. Reno: University of Nevada Press, 2011.

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.

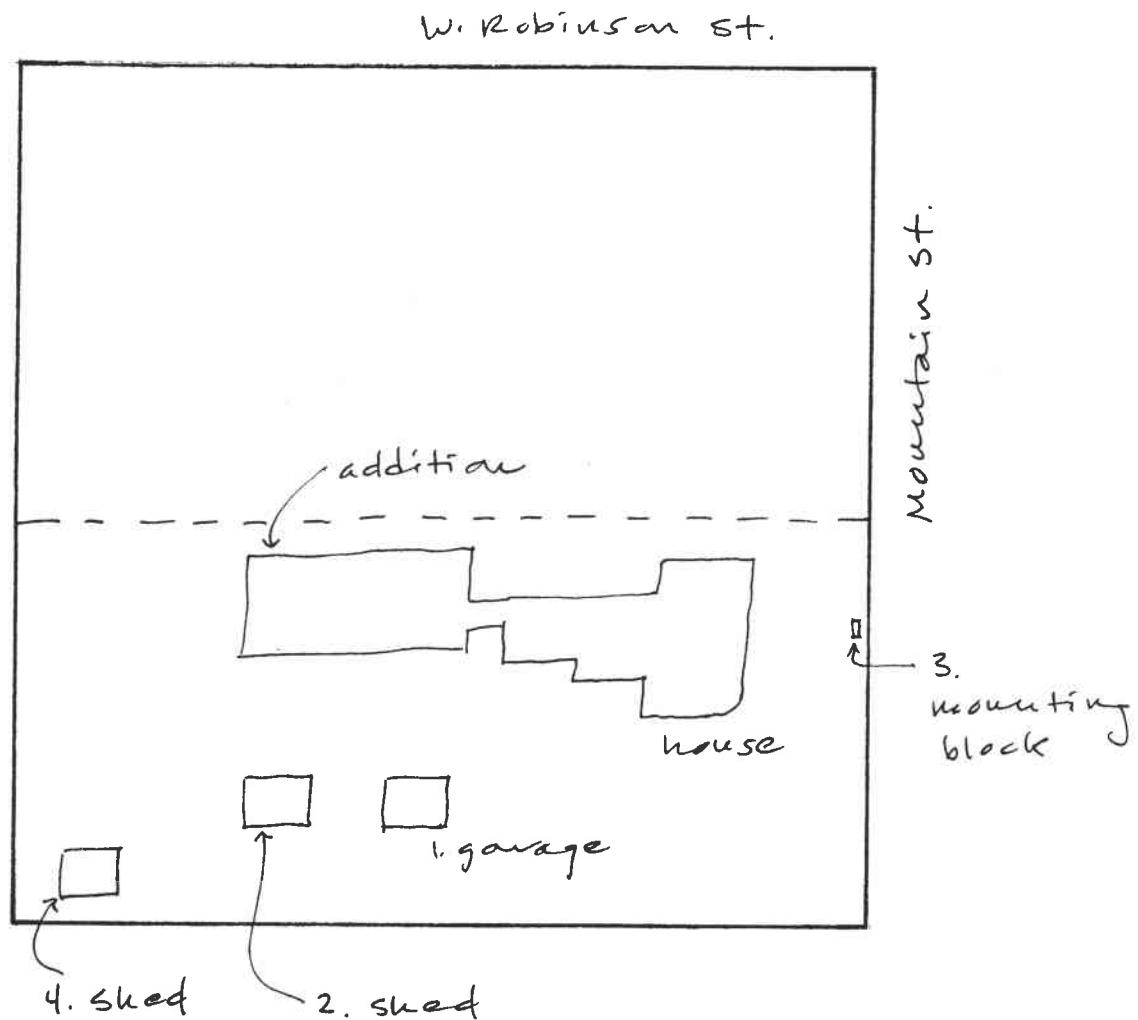
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: Ernest T. Krebs 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**

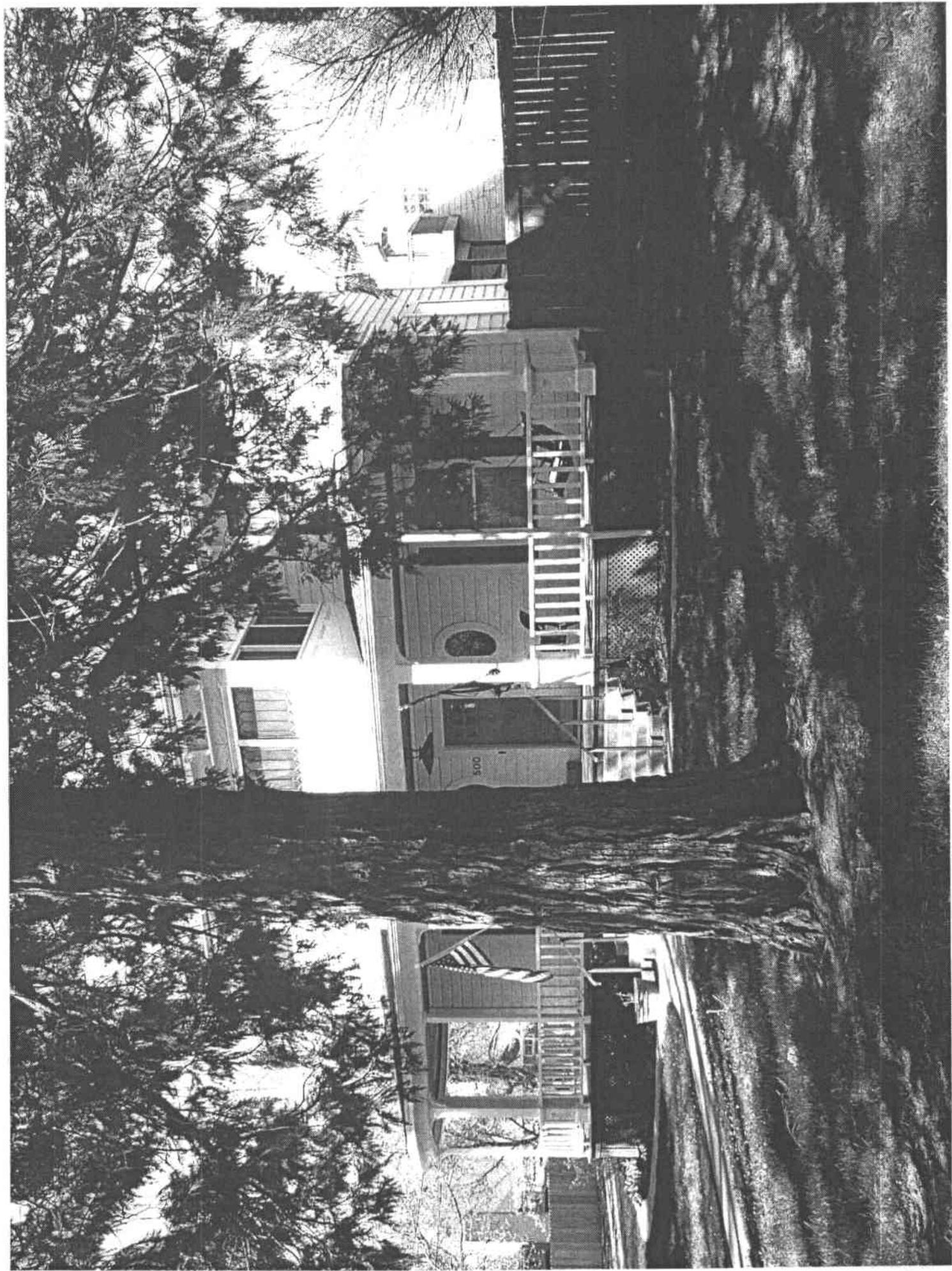
Property Name: 500 Mountain St.      City, County: Carson City

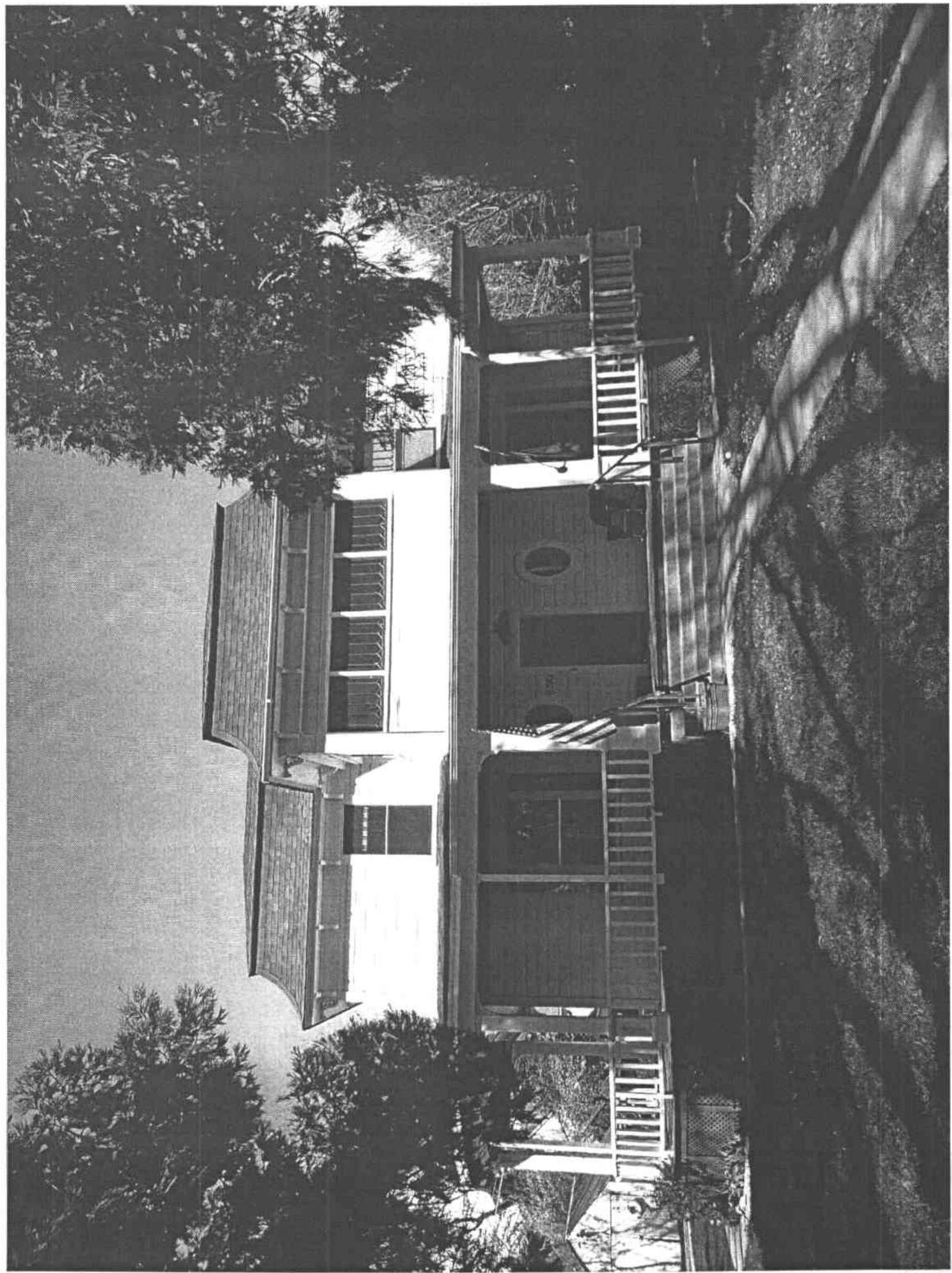
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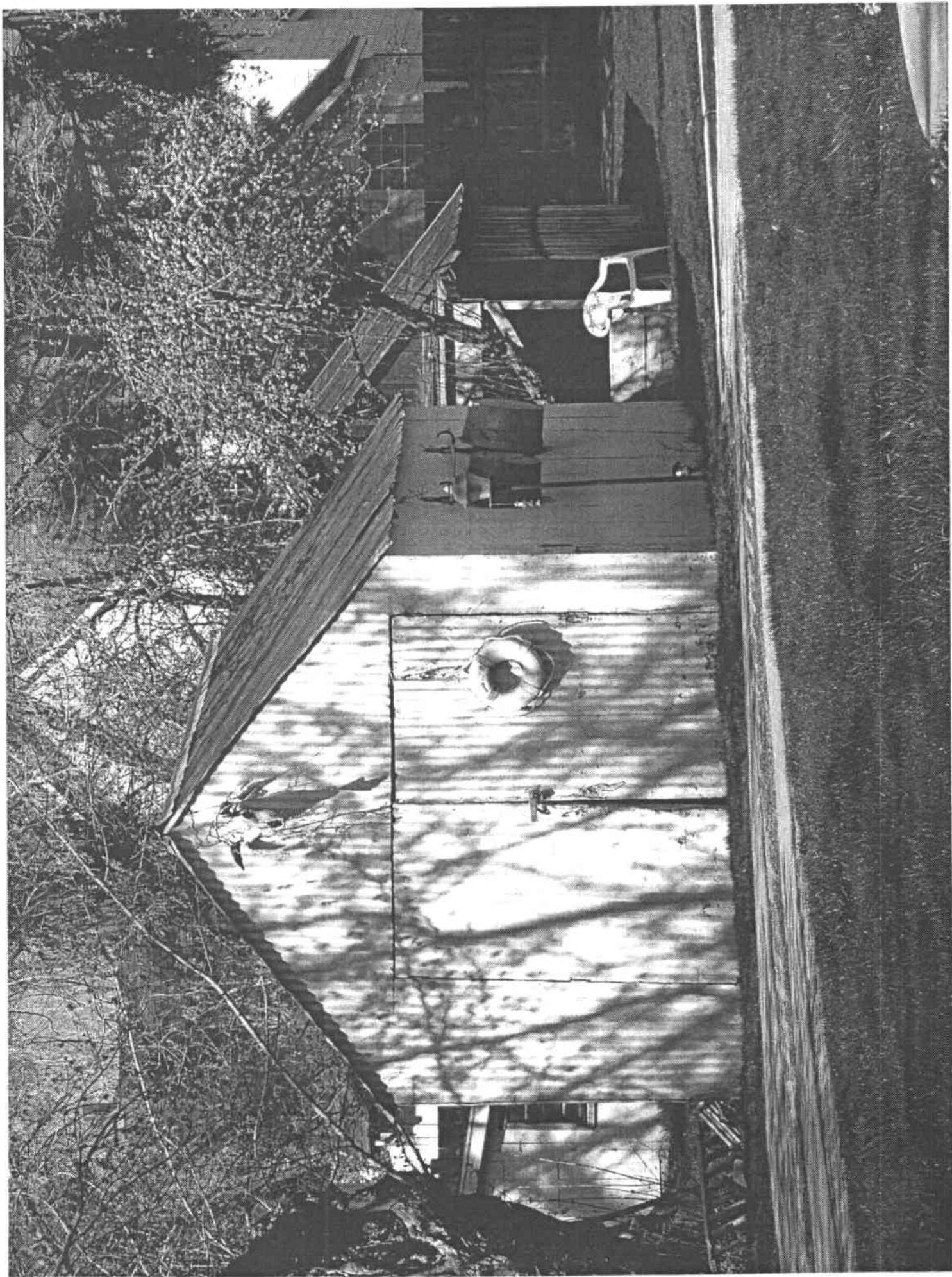
If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

<b>ASSOCIATED STRUCTURES/FEATURES SUMMARY</b>				
Number of associated structures: 4	3	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

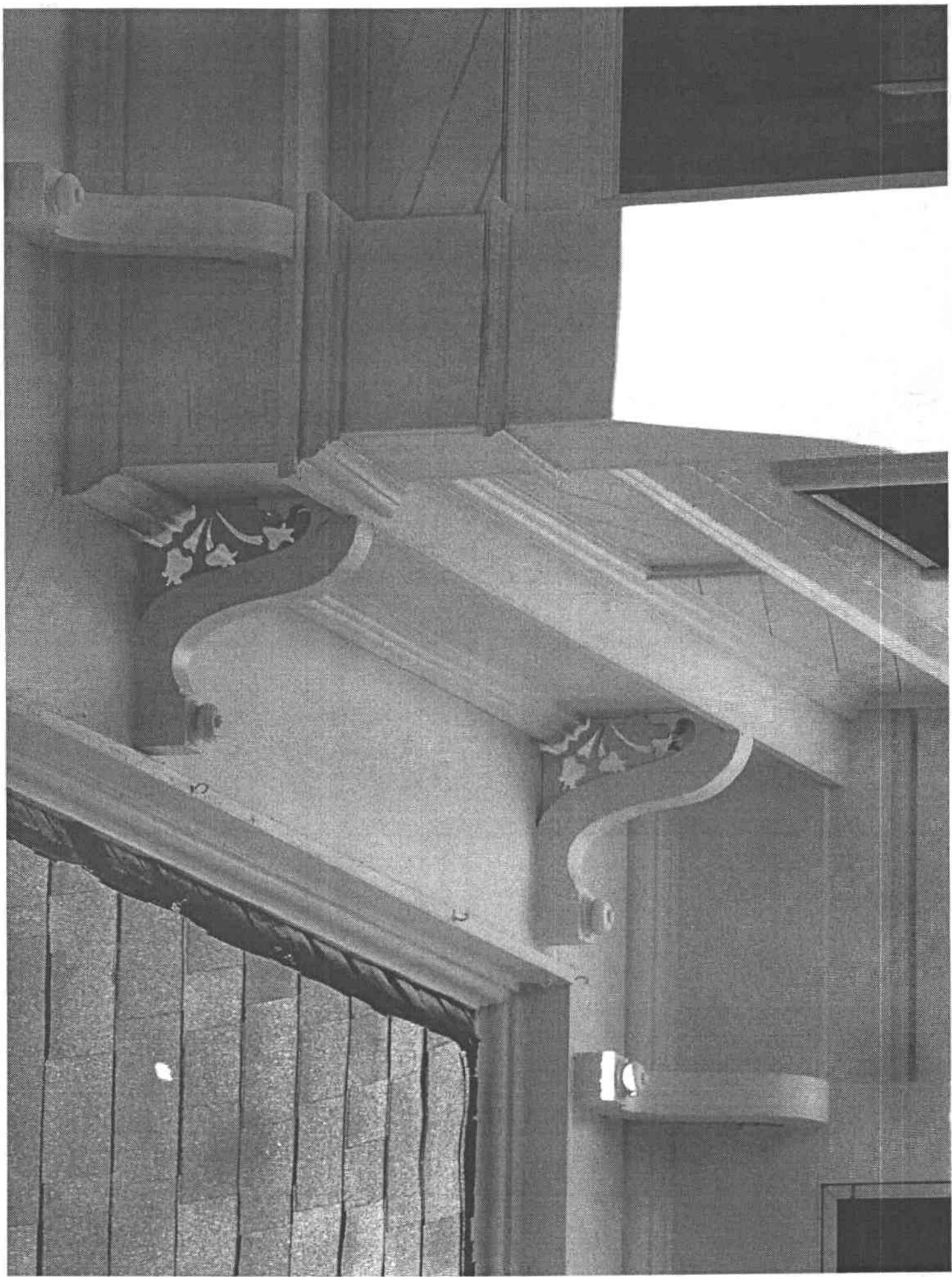
<b>Structure/Feature #1</b>		<b>Structure/Feature #2</b>	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Garage	Historic Use	Shed
Current Use	Garage	Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Metal (corrugated)	Materials	Wood
Construction date	Ca. 1920	Construction date	Early 20 <sup>th</sup> c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
<b>Structure/Feature #3</b>		<b>Structure/Feature #4</b>	
Historic Name		Historic Name	
Property Type	Object	Property Type	Building
Historic Use	Mounting block	Historic Use	
Current Use		Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Stone	Materials	Stucco
Construction date	Late 19 <sup>th</sup> or early 20 <sup>th</sup> c.	Construction date	Late 20 <sup>th</sup> c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	

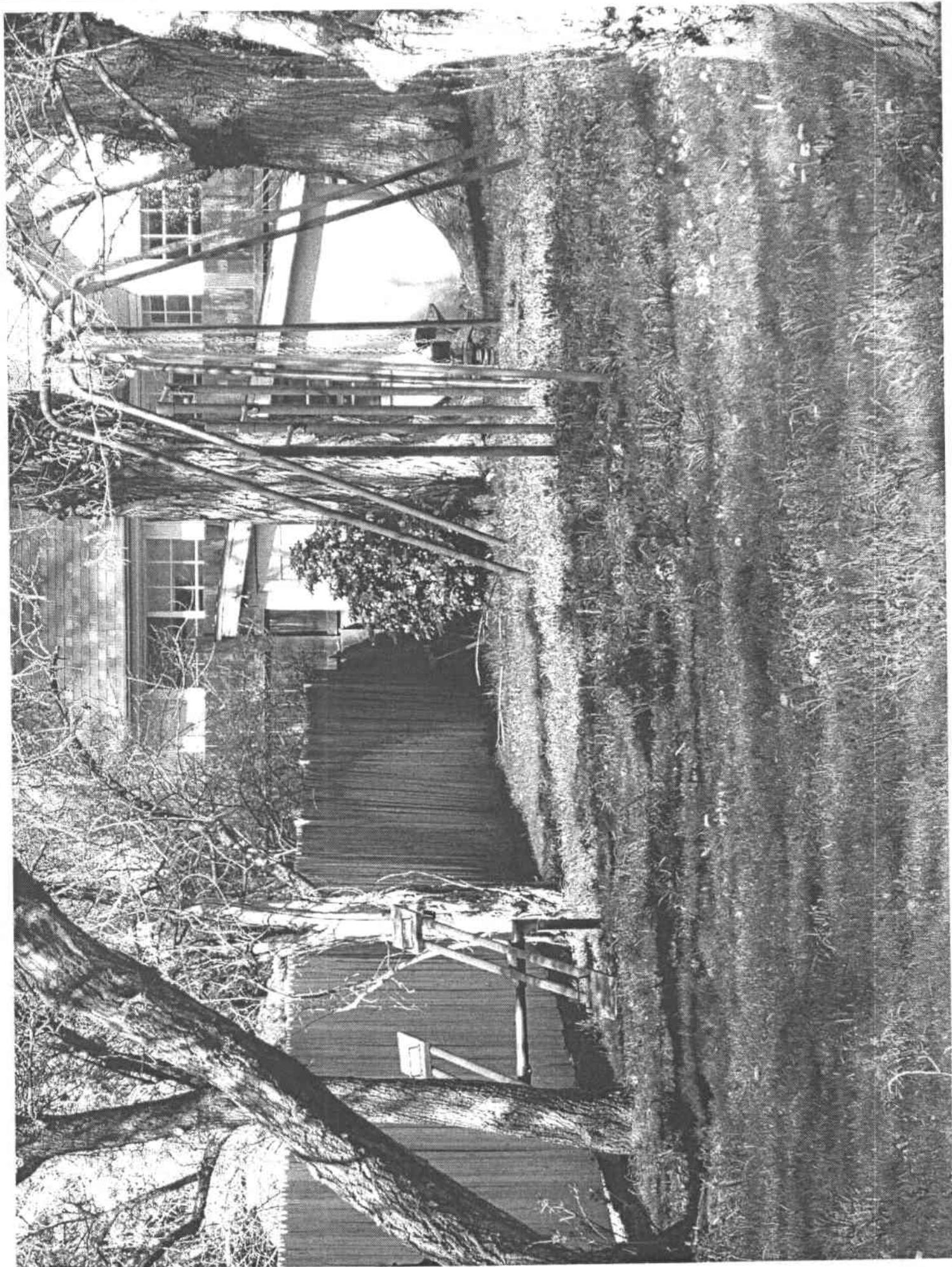


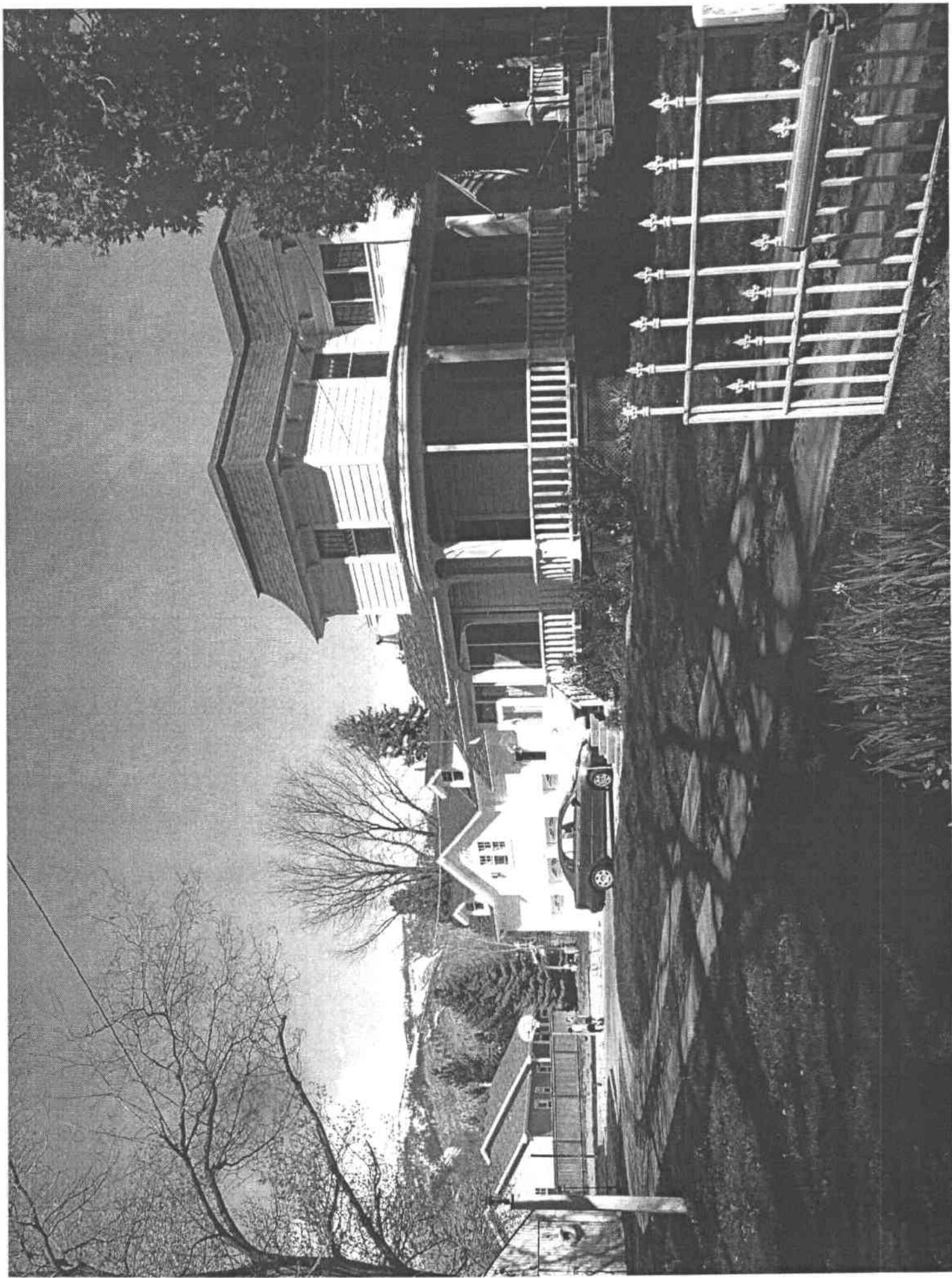


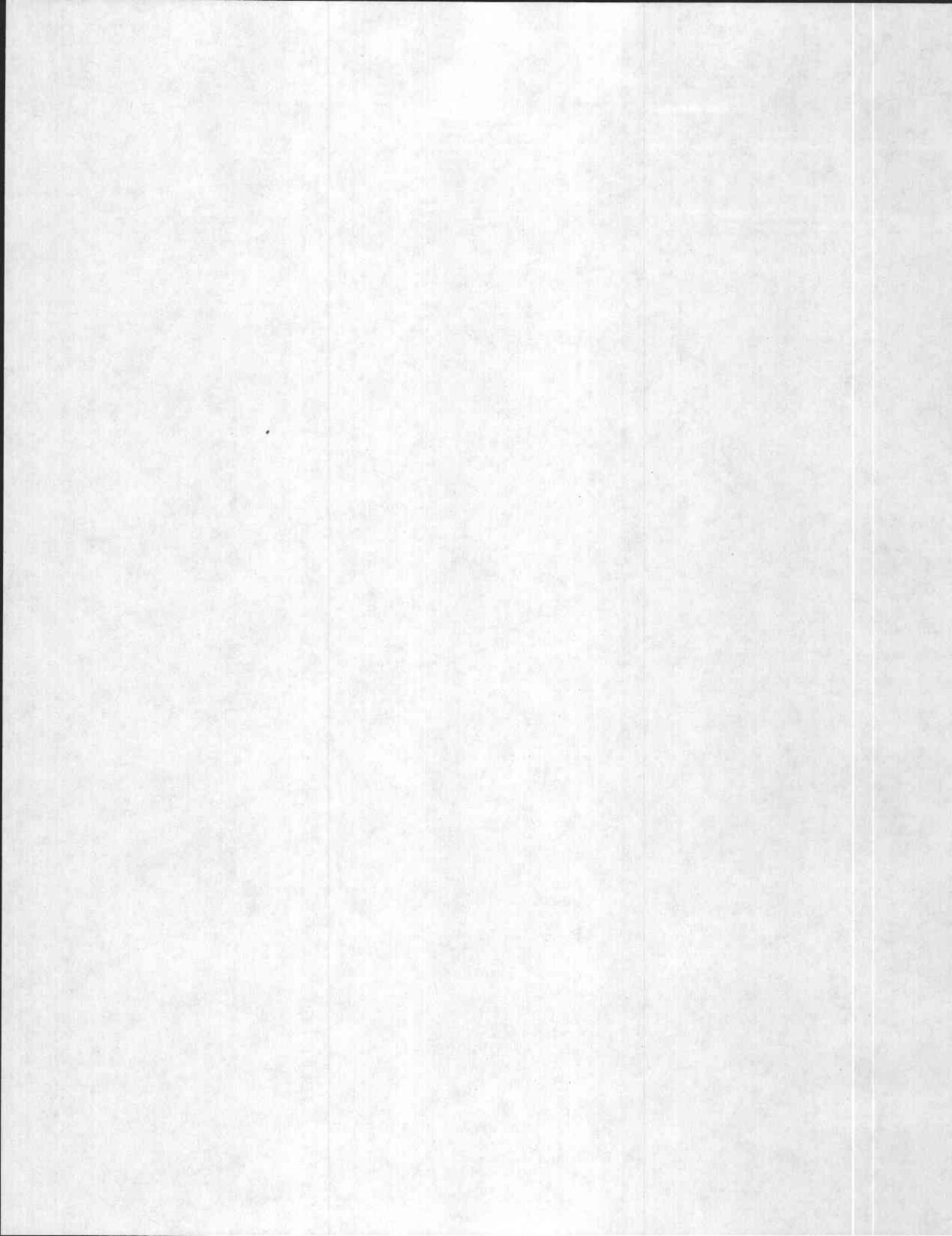












## CARSON CITY RESOURCES INVENTORY

### IDENTIFICATION:

1. Address: 102 South Division (part of 449 West King) HPN 3-207-04  
2. Common Name: Brewery Arts Center  
3. Historic Name: Carson City Brewery  
4. Present Owner: Carson City  
5. Address (if not occupant): \_\_\_\_\_  
6. Present Use: future home of Arts Original Use: brewery  
Alliance

### DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The brick structure is two stories in height and is a commercial variant of Classical Revival styling. The encircling cornice above the brick dentil-like banding with belt course below suggests this stylistic origin. The segmental arched windows reflect both Classical and Italianate influences. The tall windows of the second floor contain shutters and projecting sills. They are casement windows with three panes on each side. Ground level double doors are recessed with sidelights and arched transoms, divided vertically into lights. The first floor door at the south is single but recessed and three windows of varying size occur in that end of the building.

Shutters have been added and several windows and doors are boarded. The new contemporary arts center stands to the west and wraps around the Brewery to the south. It is essentially a one story building with sharply angled shed roof and forms surfaced in vertical wood siding.

### RELATIONSHIP TO SURROUNDINGS:

The Brewery is larger in scale and height than the surrounding residence but is smaller than the office building across the street at 400 West King. The structure utilizes a commercial/industrial form uncommon to this essentially residential area. Its age, material and scale of design elements however provide compatibility.

Street Furniture: ----



Landscaping: street trees

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

District Designation: PD 2 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  Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential/offices

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 5 feet

HISTORICAL BACKGROUND:

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

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

Date of Construction 1860-62 Estimated \_\_\_\_\_ Factual  Source C.C. Historic Cookboc

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

SIGNIFICANCE:

The structure is important culturally as well as architecturally. Built about 1862, this early industrial building served as the home of "Tahoe Beer" for over a century. The Carson City Brewery Building also served as the home of the Nevada Appeal. The structure was purchased through a community wide effort initiated by the Arts Alliance in order to protect and preserve it.

The building is a competent and well designed early industrial building and gains significance as a rare remnant of its type in the city.

SOURCES:

Carson City Historic Cookbook  
Brewery Arts Center brochure  
Carson City Guide, 1953

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

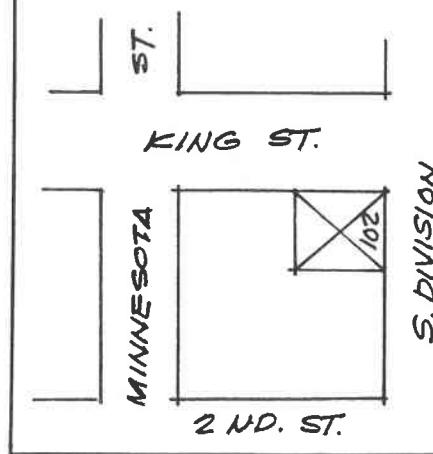
Adaptive Use:

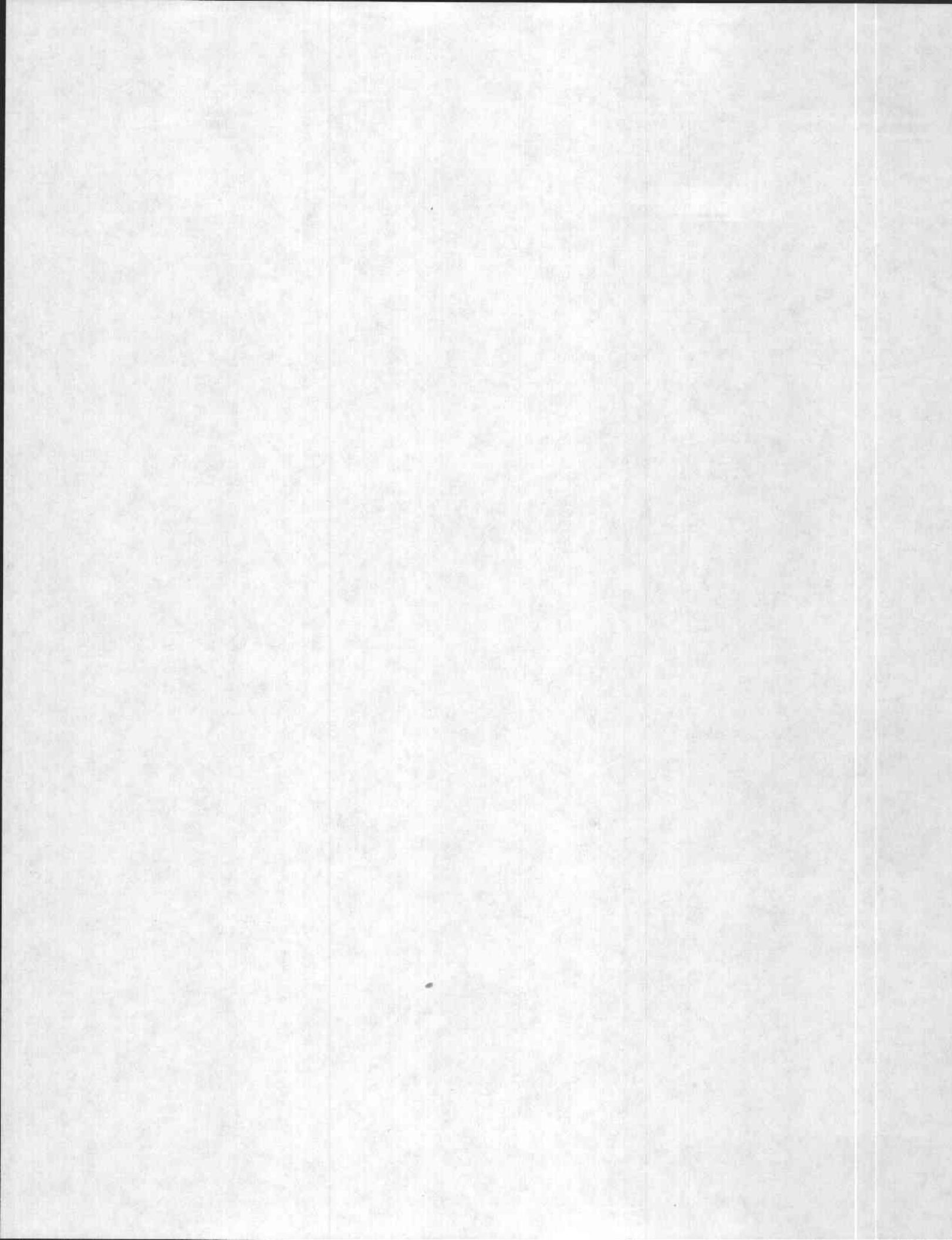
Facade Changes:

Zoning:

SITE MAP

N





## CARSON CITY RESOURCES INVENTORY

### IDENTIFICATION:

1. Address: 312 North Mountain APR 3-19-81  
2. Common Name: \_\_\_\_\_  
3. Historic Name: \_\_\_\_\_  
4. Present Owner: Victor and Julia Clyde  
5. Address (if not occupant): \_\_\_\_\_  
6. Present Use: residence Original Use: residence

### DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height and essentially L-shaped in form with a gabled roof. The vernacular structure borrows stylistically from Greek and Gothic Revival design. The foundation is concrete, where visible, and the building surface material is shiplap. The large gable facing the street contains decorative elements including a dentil course, brackets and drops. A porch with similar detailing extends the width of the facade and a balustrade formed of crossed wood members completes the porch. Windows are primarily double hung with two lights above two.

A dormer has been added and some windows altered. Some alterations have also occurred at the rear of the building.

A garage stands at the rear.

### RELATIONSHIP TO SURROUNDINGS:

The structure is somewhat small in relationship to the neighboring buildings but is compatible with respect to material, style, and residential scale.



Street Furniture: wire and wood fence  
picket fence

Landscaping: abundant and mature  
foliage obscures the house,  
several large trees, large  
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

## THREATS TO SITE:

None Known  Private Development Zoning SF6000 Public Works Project Vandalism  Neglect  Other 

## ADJACENT LAND USES:

residential

## PHYSICAL CONDITION:

Excellent  Good  Fair  Deteriorated 

APPROXIMATE SETBACK: 45 feet

## HISTORICAL BACKGROUND:

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

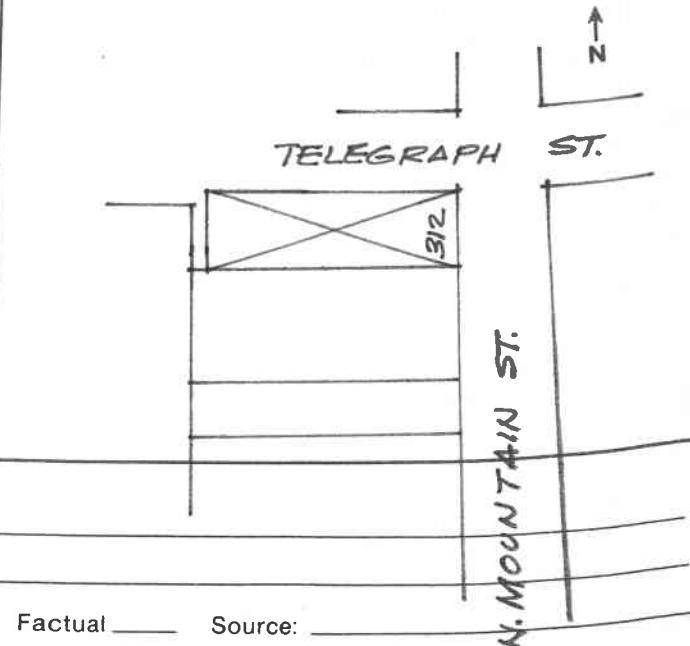
Builder (if known) \_\_\_\_\_

Date of Construction 1875-80's Estimated  Factual  Source: \_\_\_\_\_Is Structure on Original Site?  Moved?  Unknown 

## SIGNIFICANCE:

The building is a relatively small vernacular structure whose design combines two styles important to the architectural evolution of the city. Good detailing enriches the structure but it gains more in importance from its siting at the rear of an abundantly planted and generously sized lot, and its placement on this street which contains several large buildings of architectural significance.

## SITE MAP



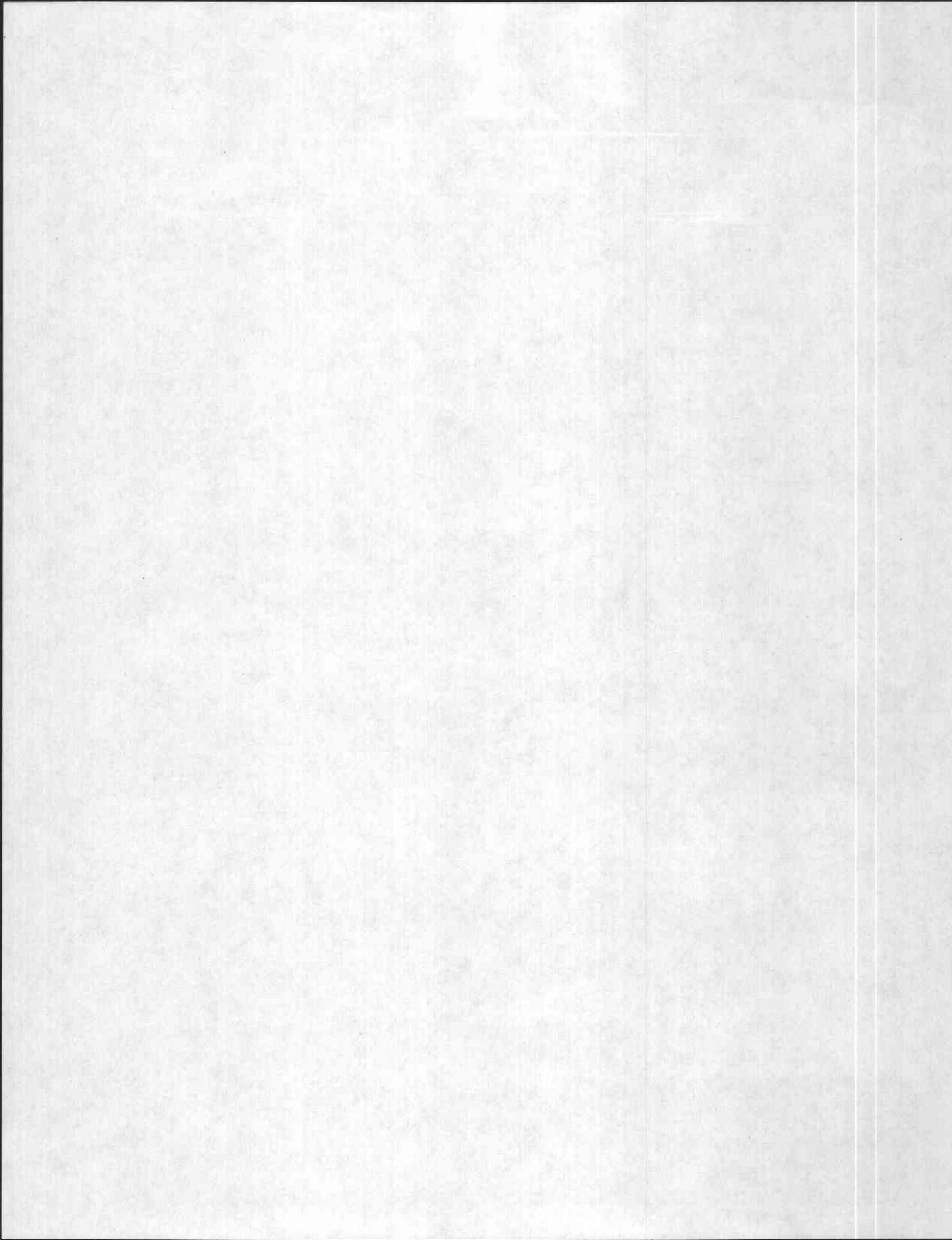
## SOURCES:

## SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:



## CARSON CITY RESOURCES INVENTORY

### IDENTIFICATION:

1. Address: 198 North Carson APN 3-218-1  
2. Common Name: Carson City Court House  
3. Historic Name: Carson City Court House  
4. Present Owner: \_\_\_\_\_  
5. Address (if not occupant): \_\_\_\_\_  
6. Present Use: court house Original Use: court house

### DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The two and a half story Classical Revival structure is constructed of coursed, dressed stone. A Classical pedimented porch supported by four two-story tall Doric columns, projects from the center of the symmetrical eastern facade. The roof incorporates gabled and shallow hip forms. A heavy projecting cornice above a plain frieze encircles the building. Regularly placed rectangular windows with aluminum sash are recessed beneath flat stone arches. Window grilles with a Greek motif flank the double doored entrance. A grand stairway provides main entrance access and there is a basement partly below grade.

A small one story concrete block structure with a projecting flat roof extends from the southern elevation. Original windows have been replaced, in both this and the similar Hero's Building to the south.

A small one story brick structure has also been added to the north elevation. The structure stands adjacent to the newer Fire Department building at its rear.

### RELATIONSHIP TO SURROUNDINGS:

The structure reflects the grand scale and massing of adjacent buildings on this block and across Carson Street. All of these large government buildings are larger in scale and massing than nearby commercial or residential structures.



Street Furniture: fountain, plaque

Landscaping: mature evergreens

Architectural Evaluation: PS Cap NR  
District Designation: PD Comp NR  
HISTORIC ENVIRONMENT CONSULTANTS  
2306 J Street, Penthouse  
Sacramento, CA 95816  
(916) 446-2447 Date March 15

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_

Zoning  Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

governmental/commercial

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 15 feet stairs begin

HISTORICAL BACKGROUND:

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

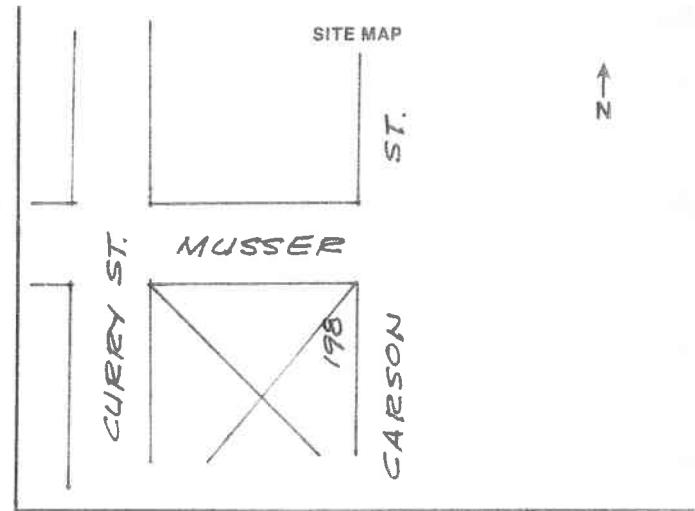
Builder (if known) \_\_\_\_\_

Date of Construction 1920 Estimated \_\_\_\_\_ Factual  Source: plaque on building

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

SIGNIFICANCE:

The structure and its twin, the Hero's Building to the south, were built in 1920 to function with the Capitol as a complex. The building is monumentally scaled, and with its twin structure, and the State Supreme Court building to the north, provides an impressive State government adjunct to the Capitol building. The structure is formal, symmetrical, and imposing. It is an excellent representative of its style and a fine design, well-suited to its era of impressive Classical government buildings, and its use.



SOURCES:

plaque on building

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: