

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
FEBRUARY 9, 2017**

FILE NO: HRC-16-201

AGENDA ITEM: F-6

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: Approval of a request from Robert M. Darney (owners: Palle and Tatiana Jensen) for exterior modifications related to converting a structure from a business office to a single family residence on property zoned Residential Office (RO), located at 311 West Third Street, APN 003-124-01.

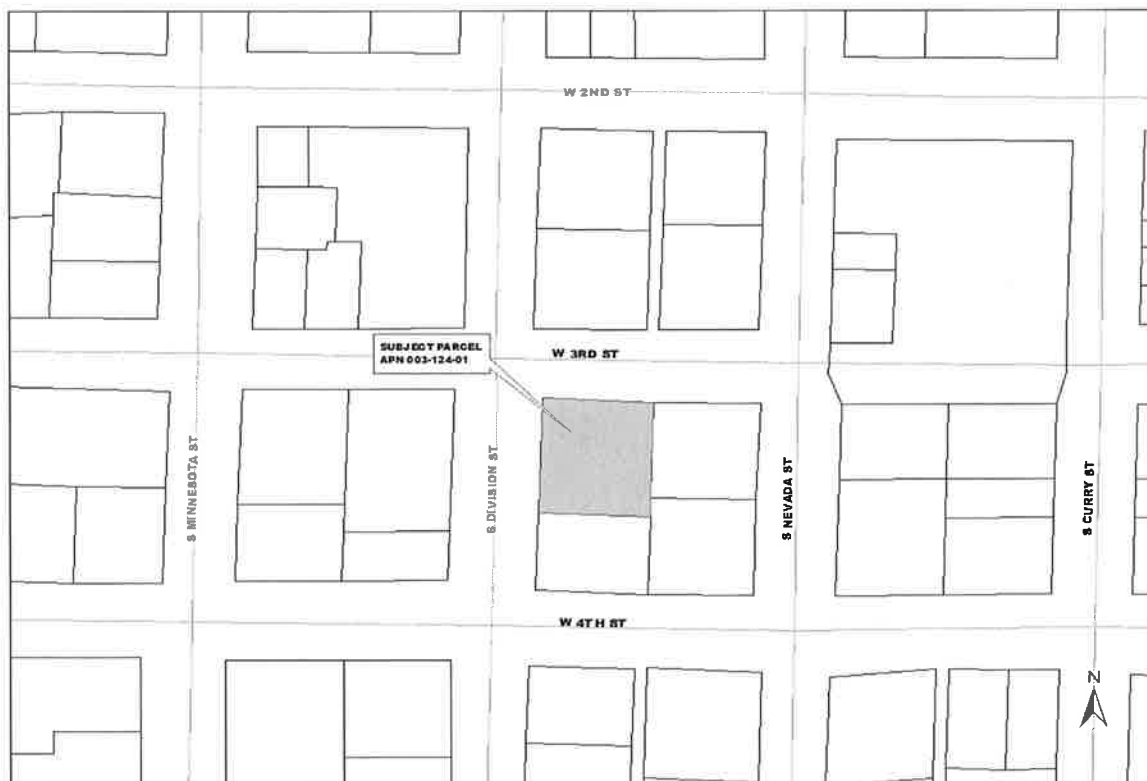
APPLICANT: Robert M. Darney

OWNER: Palle and Tatiana Jensen

LOCATION: 311 West Third Street

APN: 003-124-01

RECOMMENDED MOTION: "I move to approve HRC-16-201, a request from Robert M. Darney (owners: Palle and Tatiana Jensen) for exterior modifications related to converting the structure from a business office to a single family residence on property zoned Residential Office, located at 311 West Third Street, APN 003-124-01, based on the findings and conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, the Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies."



RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant shall demonstrate to the Historic Resource Commission that the existing fenestration on the south elevation does not reflect the original fenestration.
2. Wooden windows shall be utilized. The trim and pane configuration shall replicate the windows being retained.
3. The dormer proposed on the east elevation shall incorporate design features so as to avoid confusing it with an original element.
4. All development shall be substantially in accordance with the attached development plan.
5. All on and off-site improvements shall conform to City standards and requirements.
6. The applicant must obtain a building permit for the proposed improvement. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code 15.05.020.
7. All work is to be completed by contractors. All contractors are required to carry State and local licenses.
8. Any repairs, replacement, and alterations must comply with the 2012 International Building and Residential Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Code, and the 2012 Northern Nevada Amendments.
9. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
10. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
11. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interiors Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-83-011 – Reroof

DISCUSSION:

The main structure of the subject property was built in 1869 for the Ferris family. The structure combines influences from Greek, Gothic, and Classical Revival origins. The two story structure has an intersecting gabled roof. The foundation is stone and the wood frame is sheathed in clapboard siding. Windows are all double hung with some being two light over two and some with one pane over one.

Additions with both flat and shed roofs have been made to the east and west. Based on the 1980 survey, windows have been changed on the western façade.

The subject property is listed on the National Register of Historic Places. In the nomination form, it is noted as meeting criteria A and B as follows.

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.

The applicant is proposing the following modifications.

- Incorporation of “roof top decks” on the east side.
- Relocation of window fenestration on the south elevation.
- A new dormer on the east side of the original building.
- New window and door on the east elevation.
- Relocation of the HVAC unit from the exterior to the interior.

The applicant has provided oral verification that the new windows will be wood framed, matching the existing.

The National Register Nomination notes that the southern rooms of the home have been altered, but that the wainscoting with vertical matched and beaded boards remains. The nomination notes that the kitchen retains four panel doors and architrave trim, as well as wooden wainscoting.

The applicant has orally advised that the fenestration on the south side of the building is not original. The proposed plans are not intended for purposes of restoration, but rather to improve to functionality of the building as a home.

Guidelines for Windows: Historic Buildings

Section 5.16.1 of the Design Guidelines addresses windows for Historic Buildings. This provision states:

“Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane

configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced."

Guidelines for New Doors in Historic Buildings

Section 5.17.1 of the Design Guidelines addresses new doors in historic buildings. This provision states:

"The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed, a contemporary design which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building."

Staff views the subject request as three requests:

1. Modifications to the fenestration on the south elevation.
2. Modification to the fenestration on the east elevation, and the addition of a roof deck.
3. New dormer on the east elevation.

South Elevation

The applicant proposes to modify the fenestration on the south elevation to make the home more livable.

Staff has reviewed the records in the City's Building Division to determine if the fenestration on the south elevation has been previously altered. Records dating back to 1968 did not involve work that would modify the south elevation.

Staff would note that the south elevation is not a dominant elevation, and does not face a street. Staff would further note that the documentation reviewed by staff does not indicate that the windows along the south elevation are character defining.

The applicant has advised that the fenestration along the south elevation has been modified. Staff recommends that as a condition of approval, the applicant submit documentation or evidence to the HRC demonstrating that the fenestration has been altered. If the HRC finds that the fenestration pattern is not original to the home, staff finds that the request will be consistent with the guidelines. Otherwise, staff finds the request to be in conflict with the Design Guidelines.

The applicant has orally advised that he will utilize wooden window. Staff recommends a condition of approval that the applicant utilize wooden windows with trim and a pane configuration that replicates of the windows being retained.

East Elevation

The east elevation has been altered by the placement of building additions. Staff finds that this is not on a dominant elevation in that it does not face a street. Staff would note

that the installation of a door where a window currently exists will result in a modification to the façade of the original building. However, staff finds it to be consistent with the guidelines, which recognize that new doors may be necessary based on function. Therefore, staff finds the improvements along the east elevation, including the incorporation of a roof top deck, to be consistent with the guidelines.

New Dormer

A new dormer is proposed along the east façade of the building. Staff would note that the design of the dormer is consistent with the design of the dormer located on the west elevation. Staff is concerned that this duplication of design violates the Secretary of the Interior's Standards that advises "*The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*" Specifically, staff is concerned that the new dormer will be confused with an original feature of the home.

As previously noted, given that the east elevation has been modified through the placement of additions, and given it is not a dominant building elevation, staff finds the incorporation of the dormer to acceptable. Staff would just recommend that the design incorporate features that distinguish it from the dormer on the west elevation.

Attachments:

- National Register Nomination
- Carson City Resources Inventory 1980
- Application (HRC-16-201)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

PH 0693529

FOR NPS USE ONLY

RECEIVED DEC 1 1979

DATE ENTERED 12 9 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC (G. W. G. FERRIS HOUSE

AND/OR COMMON
SAME**2 LOCATION**

STREET & NUMBER

311 West 3rd Street

NOT FOR PUBLICATION

CITY, TOWN

Carson City

VICINITY OF

CONGRESSIONAL DISTRICT

Nevada-at-Large

STATE

Nevada

CODE

32

COUNTY

Carson City

CODE

025

3 CLASSIFICATION

CATEGORY

DISTRICT

☒ BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

☒ PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

☒ OTHER:
Residence-Office**4 OWNER OF PROPERTY**

NAME

Barbara K. Levy

STREET & NUMBER

73 San Carlos Avenue

CITY, TOWN

Sausalito

VICINITY OF San Francisco

STATE

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Carson City Courthouse

STREET & NUMBER

101 North Carson Street

CITY, TOWN

Carson City

STATE

Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic American Buildings Survey

DATE

1972

☒ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington, D. C.

STATE

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

Presently (1978) this one-and-a-half story, late nineteenth century house is undergoing a complete inside and outside restoration to bring the structure in line with the original plans.

Alterations, over the years, changed the outward appearance somewhat. A side porch had been hidden (enclosed); a garage added, windows enclosed. New owners are restoring original verandas and sleeping porches and opening boarded over window areas. Interior details are being restored; the upstairs modified for office purposes. Otherwise, a recent description is best presented by Harley J. McKee, Supervisory Architect, National Park Service in his 1972 report prepared for the Historic American Buildings Survey and included in "The Architecture of Carson City, Nevada". Quoted from his report:

- "1. Architectural Merit and Interest: This one-and-a-half story, late nineteenth century house has attractive interior features and significant historical associations.
2. Condition of fabric: Fairly good. Recently some rooms have been refurbished.

B. Description of Exterior

1. Overall dimensions: Approximately 60' x 60'. The plan is complex being roughly a T with various offsets and projections.
2. Foundations: Large squared sandstone blocks form a low foundation below a wooden water table.
3. Walls: The walls are covered with beveled siding between corner boards.
4. Structural System: The frame is of rough sawn, dimension timber.
5. Porches: At the north front a square distyle entrance porch occupies in part the angle between the front wall and a large bay window, beyond which it projects. Two unfluted columns with angular Ionic capitals having large volutes similar to those of the Temple of Appollo at Bassae. Two pilasters serve as responds. The Greek Ionic-type entablature contains a dentilled cornice. The porch has balustraded railings, narrow pine floor boards and a half hipped roof. Secondary porches are located on the west elevation toward the rear, and on the east elevation in a re-entrant angle.
6. Chimneys: Three brick chimneys are located at or near the roof ridge.
7. Openings:
 - a. Doorways and Doors: The main (north) entrance is set within a paneled reveal trimmed with an architrave. The door, which appears to date from the 1890's, is glazed with single pane of diamond pattern pressed glass. Below is a small horizontal moulded panel and a nearly square panel ornamented with a wreath of applied composition.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☒ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☒ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☒ INVENTION		

SPECIFIC DATES

1869

BUILDER/ARCHITECT

Not known/Not known

STATEMENT OF SIGNIFICANCE

The significance is well described by S. Allen Chambers, Jr., Architectural Historian, in his report to the Historic American Buildings Survey published in "The Architecture of Carson City, Nevada". We quote directly from his report:

"George Washington Gale Ferris, Sr. came to Nevada with his family from Galesburg, Illinois in 1864. According to tradition he, Mrs. Gale and their children crossed the plains in a carriage, not in a covered wagon. The family settled first at a farm in Carson Valley. In addition to the usual farm products, Ferris planted trees of many varieties, to the extent that he was singled out for particular mention in the following passages from Thompson and West's History of Nevada:

"A prominent feature of the agriculture of 1871-72 was the attempt, or the beginning of planting and raising shade, ornamental and forest trees. The most prominent man in connection with this was G.W.G. Ferris, who imported a great number of eastern forest trees, such as hickory, black walnut, chestnut, etc."

"What is home without fruit trees - apple, pear or orange, or grapevines, as the case may be? He who plants fruit trees is intending to stay. In Ormsby County were 125 walnut trees, 125 elms, 300 box-elder, 1,000 white maples, presumably the property of G.W.G. Ferris, who had manifested a commendable enterprise in the planting."

The Ferris family remained in Carson Valley for several years but by 1869 had moved to Carson City. The 1868-69 Nevada Directory shows that Mr. Ferris was still primarily interested in agriculture in listing the occupant of the house at 3rd and Division Streets as "Ferris, George W., farmer".

George Washington Gale Ferris, Jr., who was to become the most prominent figure associated with the house, was a young boy when the family moved to town. He was born in Galesburg on February 14, 1859, came with the family to Nevada in 1864 and after 1869, spent his youthful years in the house herein discussed. He later graduated from a military academy in Oakland, California, and 1881 graduated in engineering from Rensselaer Polytechnic Institute.

After a short period in which he was associated with railroad and coal interests in West Virginia, he began to become primarily involved in bridge building. He also became expert in testing and inspecting structural steel and organized the firm of G.W.G. Ferris and Co. of Pittsburgh, to conduct such work in shops

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Davis, Sam. P., ed. The History of Nevada, Reno: The Elms Publishing Co., 1913

Johnson, Allen, & Malone, Dumas, eds. Dictionary of American Biography, New York: Chas. Scribners' Sons, 1931. Vol. VI

McKee, Prof. Harley & Chambers, S. Allen Jr., "The Architecture of Carson City, Nevada", 1973

Thompson, Thomas H., & West, Albert A., History of Nevada, Berkeley: Howell-North, 1958

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY - 1.0 Ac.

QUADRANGLE NAME Carson City

QUADRANGLE SCALE 7.5

UTM REFERENCES

A 11 260800 4338240

ZONE EASTING NORTHING

C

E

G

B

ZONE EASTING NORTHING

D

F

H

VERBAL BOUNDARY DESCRIPTION

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

STATE N/A CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE Barbara Levy, Owner and
Wilbur Wieprecht, Historian

ORGANIZATION

Division of Historic Preservation & Archeology

DATE

November 27, 1978

STREET & NUMBER

201 So. Fall Street

TELEPHONE

702/885-5138

CITY OR TOWN

Carson City

STATE

Nevada

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL XX

STATE

LOCAL

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

TITLE State Historic Preservation Officer

DATE November 27, 1978

FOR NPS USE ONLY

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

KEEPER OF THE NATIONAL REGISTER

DATE 2-9-79

ATTEST:

CHIEF OF REGISTRATION

DATE 12/20/78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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DATE ENTERED	FEB 9 1979

CONTINUATION SHEET

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- b. Windows: A number of windows appear to be original and have plain trim with moulded caps. The double-hung, one over one light sash may be replacements.

In each gable a small "pointed" window, a two-centered pointed arch, with plain trim has one over one light sash.

Three first floor windows, one on the east elevation and two on the west, appear to have been installed in the 1890's. The horizontally rectangular openings have high sills, plain trim and moulded caps. Each contains beveled plate glass in a geometrical pattern, consisting of elongated vertical hexagons between diamond-shaped pieces.

The bay window which appears to be of original construction, on the north front is rectangular in plan, with a double front window a single side window. The openings have semicircular heads and double-hung, two over two light sash. Between the openings and at their sides, are round-headed panels. Below the moulded string course of the sill are moulded panels. The roof of the bay window is continuous with the north porch roof and has a matching cornice.

8. Roof:

- a. Shape and Covering: The main roof is gabled and is covered with wood shingles. However, the porches have half hipped roofs.
- b. Cornice: A boxed cornice having a small covetto bed moulding is completed with a cyma recta crown moulding. The cornice has returns at the gable ends, and extends up the rakes. A wide frieze board is below the bed moulding. There are no gutters.
- c. Dormers: One shed dormer on the west elevation breaks the eaves.

C. Description of Interior:

1. Floor Plans

- a. General: A number of original features remain in the north bay window, the large room containing the principal stair, and at the second story. The first-story rooms of the north front, and the principal stair, appear to have been almost entirely remodeled with the use of Georgian Revival details popular in the 1890's. Some rooms at the south end of the first story have had still later alterations, but some, such as the kitchen, still contain early

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trim. The flooring is of five-inch pine boards, under modern carpeting.

- b. Entrance Hall: The entrance door is at the north end, and a high horizontal window of leaded beveled plate glass is on the east wall. A door is at the south end and a flat arched opening is on the west side connecting the front living room. Door and window openings have architrave trim, the mouldings are very delicate in scale and some are enriched with egg and dart and bead and reel. Each opening has a cap with a dentil course and small mouldings. Some architraves have two fascias, others have three. Picture moulding extends around the dentil course.

In the flat arched opening, are two unfluted columns on paneled pedestals. The column capitals are angular Ionic with an enriched low relief anthemion band as necking. Above the pedestals, is a narrow opening between each jamb and the adjacent column. This woodwork is now painted white. Originally, it may have been varnished as is the outside face of the front door.

- c. Front living room: On the east wall is the columned opening. A fireplace is centered on the south wall and a doorway adjoins it to the east. On the west wall a high horizontal window is similar to the entrance hall window. On the north side the central portion opens to a rectangular bay window. The head of this opening is a semi-elliptical arch with a keystone supported on consoles above paneled pilasters. Extending around the three sides of the bay is a window seat above paneling. The fireplace is located on a projecting chimney breast. Around the firebox is a fascia of brick and a wooden architrave, Doric colonettes support a mantel shelf. The brick hearth may be a replacement. The remaining trim in this room is similar to that of the entrance hall.
- d. Room containing the principal stair: This room is divided into two unequal areas by a wide, moulded ceiling beam. The eastern area, which is the larger, has two windows on the east wall and a doorway on the south wall near the east corner, all with older type architrave trim. The door has four moulded panels.

The western end contains a stairway whose lower flight and landing are centered on the west wall. Above the landing is a horizontal window like the entrance hall window. Several steps lead to the landing, above which the stair ascends along the west wall and turns, with winders, to land near the middle of the north wing at

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the second floor. The soffit and the low wall under the stair are wood, treated with very small moulded panels. The open string has turned balusters, and ornamental step ends. Newels at each angle are square in plan in the lower paneled portion, round and moulded in the central portion, square and paneled above, and completed with finials above the railing.

- e. Southern Rooms: There have been alterations in plan in this part of the house. Wainscoting with vertical matched and beaded boards remains. The kitchen retains four-panel doors and architrave trim, as well as wooden wainscoting.
- f. Second-story rooms: Some openings have plain trim, and four-paneled doors, unmoulded but with raised fields in the panels. Other openings have architrave trim and four panel doors.

3. Wall and Ceiling Finish: The plaster on lath is painted.

4. Notable equipment: A number of old brass electric wall sconces remain which originally may have been gas fixtures. Between kitchen and breakfast room large hinges provide for a double swinging door.

D. Site and Surroundings:

The house on level terrain faces north onto Third Street with Division Street at the west side. A wooden picket fence is similar to the one shown in the 1916 photograph. At the south there was an artesian well, of which no trace remains."

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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and foundries throughout the country.

While the value of Ferris' contributions in these fields is undisputed, it was a more dramatic work that made his name become a household word.

In 1892, Daniel M. Burnham gave a challenge to American engineers. He asked that they produce something for the World's Columbian Exposition of 1893 which would rival the Eiffel Tower, erected for the Paris Exposition. Ferris rose to the occasion with his gigantic wheel. The wheel cost \$390,000 and took some six months to fabricate. It was built in Pittsburgh, taken down, and reassembled in Chicago. Although Ferris had received little encouragement on his invention, it soon became one of the major attractions at the fair.

Literally and figuratively, Ferris' wheel lived on after him. The original wheel was taken down after the Chicago fair, and was erected again nine years later for the St. Louis World's Fair of 1904. It was then dismantled, and the parts sold for scrap. Its progeny, though usually much smaller than the parent, are found in countless fairs, carnivals, and circuses throughout this country and abroad.

Family tradition has it that Ferris conceived the idea of his wheel from his early days in Nevada, where he would watch the waterwheels on the Carson River which were used to crush the ore from Virginia City.

In 1890, the elder Ferris, who had moved to California, sold the house, (and all of Block 28) to his daughter, Mary Ferris Ardery. Mrs. Ardery, who lived in the house until the early 1920's, was married to Alexander M. Ardery on September 29, 1880. Ardery, born in New York State in 1850, had come west in 1861 with his parents. In 1870, he was employed by the Virginia and Truckee Railroad as a telegraph operator and assistant dispatcher. In 1881, he became chief dispatcher, and in August 1883, Master of Transportation. In 1909, he became Vice-President and General Manager, replacing Henry M. Yerington, who had died the previous month (see HABS No. NEV-13-18, H.M. Yerington House). After his death, his widow continued to live in the house until 1922, when it passed out of the hands of the Ferris family.

The original "Ferris Wheel" was 250 feet tall, had thirty-six cars, each holding some forty passengers, and took twenty minutes to make a full revolution. The daring of its design, the precision of the machine work involved in its construction, and the accuracy of its movements, as well as its huge size, won for the wheel the admiration of engineers and the hearty approval of fairgoers.

Ferris returned to Pittsburgh from the Fair, and died there in 1896 at the age of thirty-seven. He was survived by his wife, Margaret Beatty."

79003438

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Sears-Ferris House

other names/site number: Formerly listed as the G.W.G. Ferris House

2. Location

street & number 311 W. Third Street not for publication N/A
city or town Carson City vicinity N/A
state Nevada code NV county Carson City code 510 zip code 89703

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility, meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Ronald M. Jones, SHPO

29 June 2000

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register February 9, 1979
 See continuation sheet.
 determined eligible for the
National Register
 See continuation sheet.
 determined not eligible for the
National Register
 removed from the National Register

✓ other (explain): additional documentation approved

Annex D. Pope
for Signature of Keeper

7/27/00

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Mixed (Greek, Gothic, and Classical Revival)

Materials (Enter categories from instructions)

foundation Sandstone blocks
roof Wood shingles
walls Beveled wood siding
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See 1979 nomination.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community planning and development
Agriculture, conservation, invention

Period of Significance 1863-1890

Significant Dates 1863, 1868

Significant Person (Complete if Criterion B is marked above) Gregory Alvin Sears, G.W.G. Ferris, Sr., G.W.G. Ferris, Jr.

Cultural Affiliation N/A

Architect/Builder Unknown / Gregory Alvin Sears

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See continuation sheets.

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property less than 1.0 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	260800	4338240	3		
2				4		

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
See 1979 nomination.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
See 1979 nomination.

11. Form Prepared By

name/title Amendment by Mella Rothwell Harmon / Guy L. Rocha
organization State Historic Preservation Office / Nevada State Archives date 7-15-00
street & number 701 N. Stewart Street telephone 775-684-3447 / 775-684-3317
city or town Carson City state NV zip code 89701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Augi Moran
street & number 1523 Evergreen telephone Unknown
city or town Carson City state NV zip code 89703

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Sears-Ferris House, Carson City, NV

Amendment

8. Statement of Significance

The subject property was listed in the National Register of Historic Places as the G.W.G. Ferris House on February 9, 1979. The registration forms in use at the time did not allow for clear identification of the criteria under which a property was being listed, but it seems to have been intended to include Criterion A for its association with agriculture, conservation, and invention, and Criterion B for its association with G.W.G. Ferris, Sr., and G.W.G. Ferris, Jr., the inventor of the Ferris Wheel. Also, it was originally nominated at the state level of significance.

In 1972, the Historic American Building Survey (HABS) studied several buildings in Carson City, Nevada, including the G.W.G. Ferris House. The survey attributed the construction of the house to G.W.G. Ferris, Sr., in 1869. This information was the basis for the original nomination. Nevada state archivist, Guy Rocha, recently uncovered material that identifies the original owner/builder as Gregory Alvin Sears, who constructed the house for his family in 1863. Mr. Sears was a prominent Carson City citizen in his own right, contributing to the development of Carson City. This nomination seeks to amend the listing to change the historic name of the property to the Sears-Ferris House, the period of significance to 1863 to 1890, significant dates to 1863 and 1868, and the significance statement to include the association with Gregory Sears. Additionally, the amendment is being submitted at the local level of significance.

The House at 311 West Third Street

When HABS conducted its survey of Carson City in 1972, it failed to trace the ownership of this building to its origin. Carson City was founded and surveyed during the latter part of 1858, by Abe Curry, Frank Proctor, John J. Musser, and William M. Ormsby, although no plat has ever been found. Gregory Sears, and his two brothers James and William, and a partner James Thompson, purchased much of southern Carson City in August 1859 from William Ormsby. The first known plat of Carson City was recorded in February 1860 as the Sears, Thompson, and Sears Addition. Once the subdivision was accomplished, the Sears brothers and Thompson began selling their real estate.

Gregory Alvin Sears retained several lots in the addition including the two lots in Block 28 on which he built his home. The first territorial assessment rolls for Ormsby County¹ in 1862-1863 show that Gregory Sears paid taxes on the bare land. The next assessment year shows that Sears' tax bill for his property in Block 28 included an improvement with an assessed value of \$2,000. This valuation represented a fairly substantial

¹ Historically, Carson City was located in Ormsby County, but in 1969 city and county governments consolidated as Carson City.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Sears-Ferris House, Carson City, NV

Amendment

8. Statement of Significance, continued

improvement. The 1866 tax rolls identify the improvement on lots 2 and 3 of Block 28 as a dwelling house, and in 1867 it was recorded as a residence. That this was the house later known as the Ferris House is confirmed by the 1862 city directory, which lists Gregory Sears residing on the southeast corner of Ormsby (now Curry Street) and King streets, where he owned a brick store. In 1863, the city directory lists him and his family on "Third near Nevada." The final proof that Sears was responsible for the Ferris House comes from a quote in the April 29, 1870 edition of *The Daily Appeal*. The story was about G.W.G. Ferris' "splendid lot of fruit trees," which "may be seen on the premises of Mr. G.W.G. Ferris, Third Street—the old Sears place."

Based on this variety of documentary evidence, it becomes clear that the house now standing at 311 W. Third Street (lots 2 and 3 of Block 28 of the Sears, Thompson, and Sears Addition) was built by Gregory Alvin Sears between the 1863 and 1864 assessment years, or between March 1863 and January 1864. Ormsby County Deed Books indicate that G.W.G. Ferris, Sr. purchased the property on Block 28 on March 10, 1868. Ferris first appears on the assessment rolls for this property in December 31, 1868. He is assessed for his land "with dwelling house." The story of G.W.G. Ferris and his famous son is presented in the original National Register nomination for the house at 311 West Third Street, but Gregory Alvin Sears was a prominent person in his own right and his association with this historic house is notable.

Gregory Alvin Sears

Even before Gregory Sears built his home on Third Street he was a major participant in the development of Carson City, the Nevada territorial capital.² Sears was born February 17, 1827 in Ithaca, New York, although nothing is known about his childhood or early adulthood. By 1853, Sears was living in Michigan, where he married Mary A. Wheaterall on June 9th of that year. A daughter, Lillie, was born the following year, and at some time between 1854 and 1859, Gregory Sears and his family came west, settling as early pioneers in Carson City. It is also not known how his two younger brothers, James and William, came to Carson City, but by August 1859, the three brothers were collaborating in real estate investments.

Establishing the first addition to the brand new town of Carson City was not the only contribution Gregory Sears made to the community. Sears built an office building in 1861, out of which he operated his real estate business and served as "an entrepreneur capitalizing on the needs of the local and federal governments for housing" (Humphreys 1991). On November 6, 1866, Gregory Sears was elected Ormsby County Public

² Carson City remained Nevada's capital when it gained statehood on October 31, 1864.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8, 9 Page 3

Sears-Ferris House, Carson City, NV

Amendment

8. Statement of Significance, continued

Administrator, a position he resigned the following year (Angel 1881:530). Sears and his wife were both actively involved in the Presbyterian Church. On May 19, 1861, a number of Presbyterians met in the stone school house in Carson City, where Reverend W. Brier encouraged the group to establish itself in connection with the Constitutional General Assembly of the Presbyterian Church of the United States. Gregory Sears was elected the first chairman of the Board of Trustees for the incipient congregation (the first Presbyterian congregation in Carson City), and he initiated the plan and specifications for a church building, which was completed in the spring of 1864 (Angel 1881:214). Gregory Sears remained on the Board of Trustees at that time, along with Orion Clemens, Secretary of Nevada Territory, and older brother of Samuel Clemens, who claimed the pen name Mark Twain while serving as a reporter for *The Territorial Enterprise* in Virginia City. Two humorous letters between Mark Twain and Gregory Sears, dated January 23, 1864, regarding a church fund-raiser are published in Volume I of *Mark Twain's Letters* (1988).

When Sears sold the house on Third Street to the Ferris family in 1868, he and his family, which now included three daughters, moved to a new house across the street on the northwest corner of Fourth and Division streets. Gregory Sears and his family left Carson City in late 1870 for Butler County, Kansas. By 1871, Sears was named Justice of the Peace, and he represented the 90th district in the 1881 session of the Kansas Legislature. Sears died at the age of 78 on October 16, 1905, at the El Dorado, Kansas home of his daughter Helen Gardner.

Summary

The earlier nomination of the G.W.G. Ferris House to the National Register of Historic Places failed to identify the original owner of the property, and builder of the dwelling, Gregory Alvin Sears. The correct construction date for the house is 1863, not 1869, as originally reported. Not only does this amendment serve to correct the construction date, but the property's significance is expanded to include the contributions Gregory Sears made to the development of Carson City. Sears' legacy is the Sears, Thompson, and Sears Addition, now the core of Carson City's historic district. Hence, the property at 311 West Third Street is as significant for its association with Sears, a Carson City pioneer, as for its association with Ferris.

9. Bibliography

Angel, Myron
1881 *History of Nevada*. Thompson and West. Reprinted 1958, Howell-North, Berkeley.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 4

Sears-Ferris House, Carson City, NV

Amendment

9. Bibliography, continued

Daily Appeal

1870 Article on G.W.G. Ferris' fruit trees. *The Daily Appeal*, April 29, 1870 (3).

Humphreys, Noreen

1991 National Register nomination for the Gregory A. Sears building at 210 S. Carson Street, Carson City.
On file at the Nevada State Historic Preservation Office, Carson City.

Kelly, J. Wells

1862 *First Directory of Nevada Territory*. Valentine and Company, San Francisco.

1863 *Second Directory of Nevada Territory*. Valentine and Company, San Francisco.

Levy, Barbara, and Wilbur Wilprecht

1978 National Register Nomination for the G.W.G. Ferris House, Carson City, Nevada. On file at the Nevada State Historic Preservation Office, Carson City.

Ormsby County Assessment Records

var. Assessment records for fiscal years ending March 1863 through fiscal year ending December 31, 1872.

Ormsby County Deed Books

var. Ormsby County Deed Books. Microfilm on file at Nevada State Library and Archives, Carson City.

Rocha, Guy L.

2000 The George Washington Gale Ferris House—Or Is It? *Sierra Sage*, June 2000 (13).



George Washington Gale Ferris, Sr., House, view to the southwest.
(S. Allen Chambers, Jr., Historic American Buildings Survey, 1972)

GEORGE WASHINGTON

GALF FERRIS SR. HOUSE

CARSON CITY, NEVADA

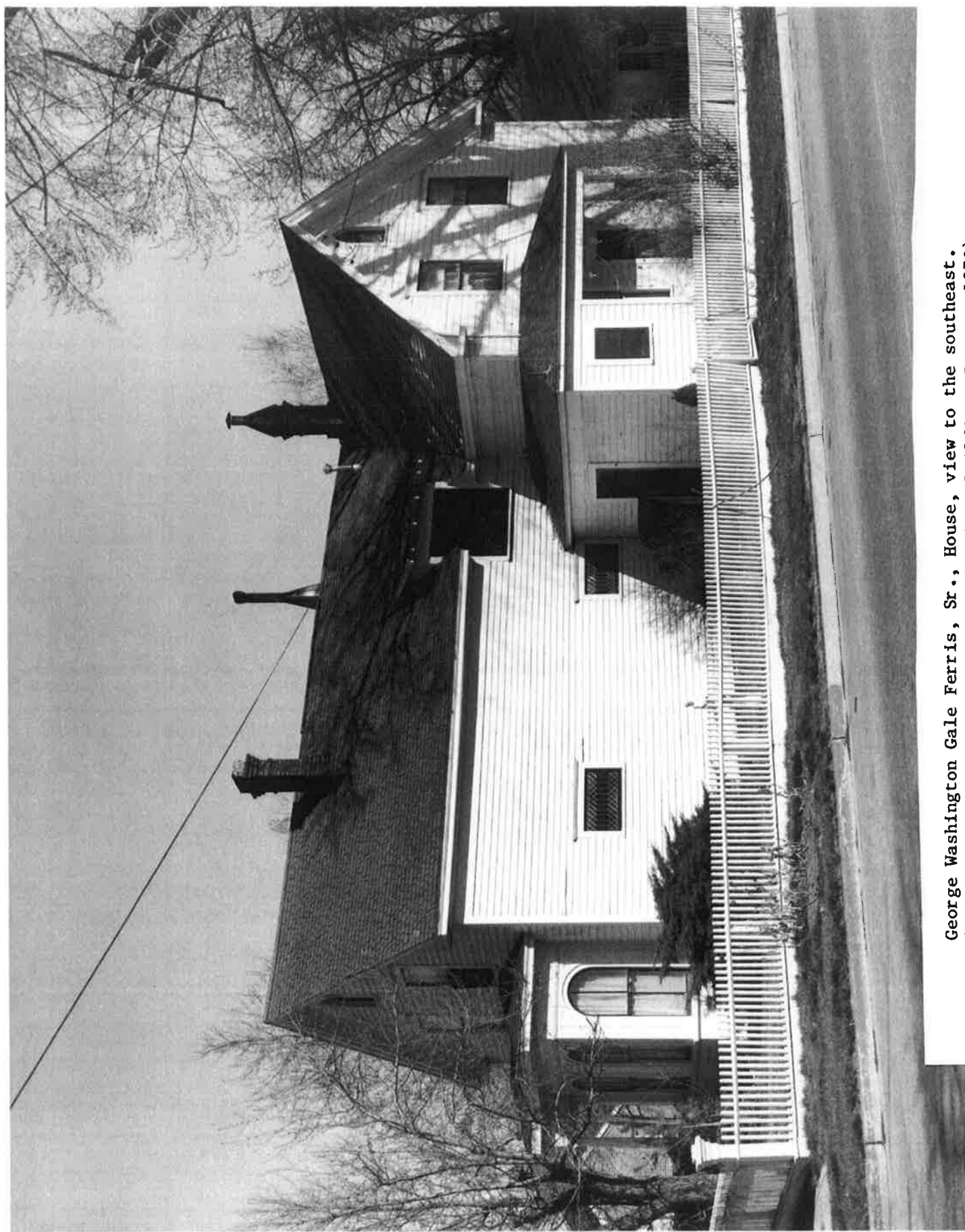
Cond. city
S. ALLEN CHAMBERS, JR.

DECEMBER 1972

PHOTO NEGATIVE AT:
LIBRARY OF CONGRESS

VIEW TO THE SOUTHWEST

PHOTO NO. 1 DEC 12 1978



George Washington Gale Ferris, Sr., House, view to the southeast.
(S. Allen Chambers, Jr., Historic American Buildings Survey, 1972)

GEORGE WASHINGTON

GALF FERRIS SR. HOUSE

CARSON CITY, NEVADA

S. ALLEN CHAMBERS, JR.
DECEMBER, 1972

PHOTO NEGATIVE AT:
LIBRARY OF CONGRESS

VIEW TO THE SOUTHEAST

1979

110

DEC 1 1978

PHOTO NO: 2

RECEIVED

DEC 27 2016

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

**HISTORIC RESOURCES
COMMISSION**

FEE: None

SUBMITTAL PACKET

- ☒ Application Form with signatures
- ☒ Written Project Description
- ☒ 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- ☒ CD containing application data (pdf format)
- ☒ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By: _____

Submittal Deadline: See attached HRC application submittal schedule.

FILE # HRC - 16-HRC - 16-201
(408) 309-8023

APPLICANT PHONE #

PAUL & TATIANA JENSEN

MAILING ADDRESS, CITY, STATE, ZIP 95127
10150 LYNDALE AVE. SAN JOSE, CAEMAIL ADDRESS
palle_jensen@sjwater.com

PROPERTY OWNER PHONE #

SAME

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

ROBERT M. DARNEY 775-883-3444

MAILING ADDRESS, CITY, STATE, ZIP 89706
490 HST SPRINGS RD. CARSON CITY, NVEMAIL ADDRESS
darneyarch@sbccglobal.net

Project's Assessor Parcel Number(s):

003-124-01

Street Address

311 W. THIRD ST., CARSON CITY, NV 89703

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

R0

Nearest Major Cross Street(s)

S. DIVISION & W. 3RD ST.

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

THE APPLICANT WISHES TO CONVERT THE STRUCTURE FROM
BUSINESS OFFICE BACK TO SINGLE FAMILY RESIDENTIAL.

EXTERIOR WORK PROPOSED INCLUDES REPLACING SEVERAL
WINDOWS & RE-LOCATING OTHERS AT THE SOUTH WALL ONLY
& IS RELATED TO INTERIOR KITCHEN REMODEL.

A MATCHING DORMER & WINDOW WILL BE ADDED TO THE
SECOND LEVEL, AS WELL AS AN EXTERIOR DECK
WITH RAILINGS.

AN EXISTING THRU-WINDOW HVAC UNIT WILL BE RELOCATED,
REMOVED FROM THE SECOND FLOOR, SOUTH FACADE.

Does the project require action by the Planning Commission or the Board of Supervisors?

☐ Yes

☒ No

If Yes, please explain

Will the project involve demolition or relocation of any structure within or into the Historic District?

☐ Yes

☒ No

If Yes, please describe:

Reason for project:

CONVERSION BACK TO SINGLE FAMILY RESIDENTIAL FROM
THE CURRENT BUSINESS OFFICE.

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature

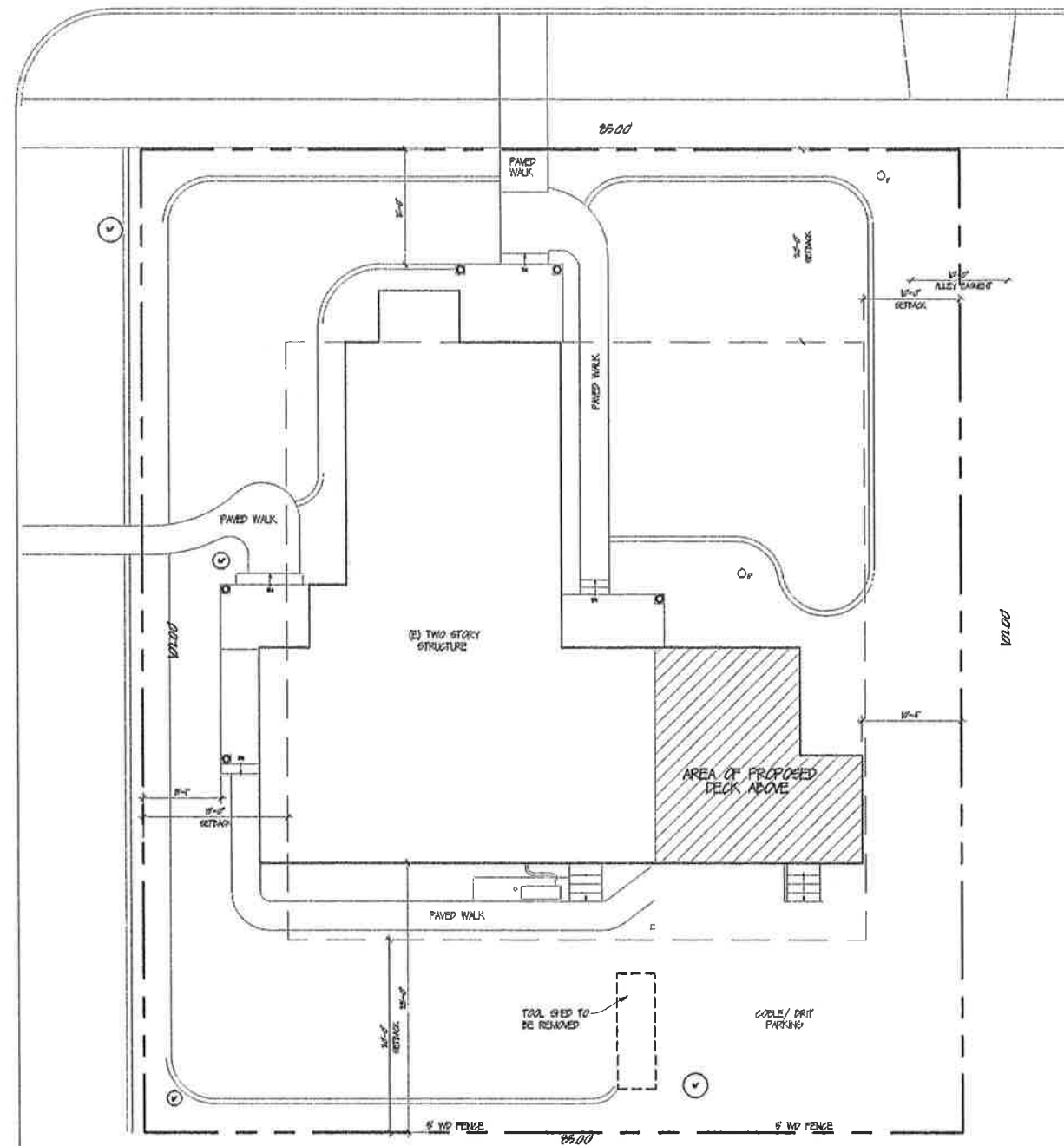
Applicant's/Agent's Signature

Owner's Printed Name

Applicant's/Agent's Printed Name

SOUTH DIVISION STREET

WEST THIRD STREET



SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

A REMODEL OF THE FERRIS MANSION

OWNER: Polle & Tatiana Jensen
1280 Lyndale Ave.
San Jose, CA 95127

ARCHITECT: Robert M. Darney Architect
307 W. Winnie Lane, Suite 4
Carson City, NV 89103 NV 11a.# 3044

PROJECT ADDRESS: 311 W. Third St.
Carson City, Nevada, 89103

PROJECT APN: 009-124-01

ADOPTED CODES: 2011 NNA
2002 EDC
2002 EDC, IFG, LFC, UNC,
2011 NEC, 2003 ANSI, 2007 NNA

ZONING: R0

SITE AREA: 0.610 SQ. FT. or .10 ACRE

OCCUPANCY GROUP: R-3

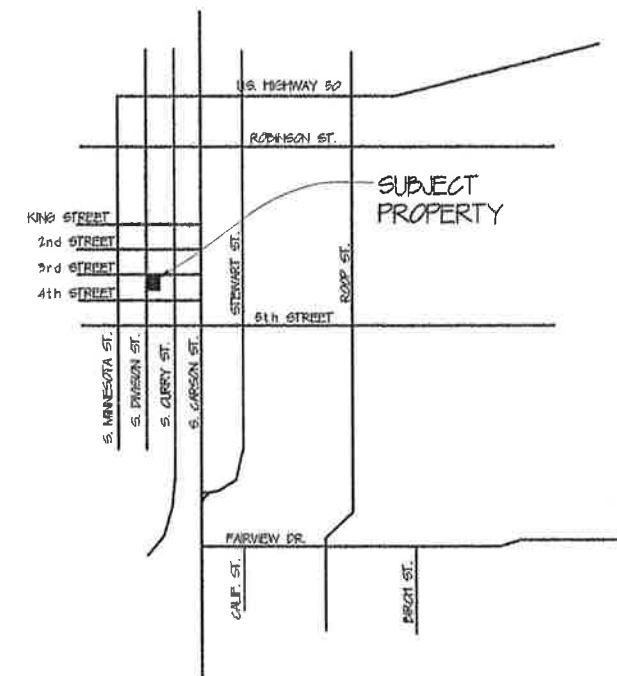
CONSTRUCTION TYPE: VB

BUILDING AREAS: MAIN FLOOR: 2,093 SQ. FT.
UPPER FLOOR: 1,423 SQ. FT.
Total Building Area: 3,516 SQ. FT.

PARKING REQUIRED: Single Family Residence: 2 Spaces

PARKING PROVIDED: 2 Spaces

SHEET INDEX:	
TS	TITLE SHEET, SITE PLAN
A1.0	MAIN LEVEL FLOOR PLAN
A1.1	EXISTING MAIN LEVEL FLOOR PLAN
A2.0	UPPER LEVEL FLOOR PLAN
A2.1	EXISTING UPPER LEVEL FLOOR PLAN
A3.0	EAST & WEST EXTERIOR ELEVATIONS
A3.1	EXISTING EAST & WEST EXTERIOR ELEVATIONS
A3.2	NORTH & SOUTH EXTERIOR ELEVATIONS
A3.3	EXISTING NORTH & SOUTH EXTERIOR ELEVATIONS
A3.4	EXISTING NORTH & SOUTH EXTERIOR ELEVATIONS



VICINITY MAP

NO SCALE

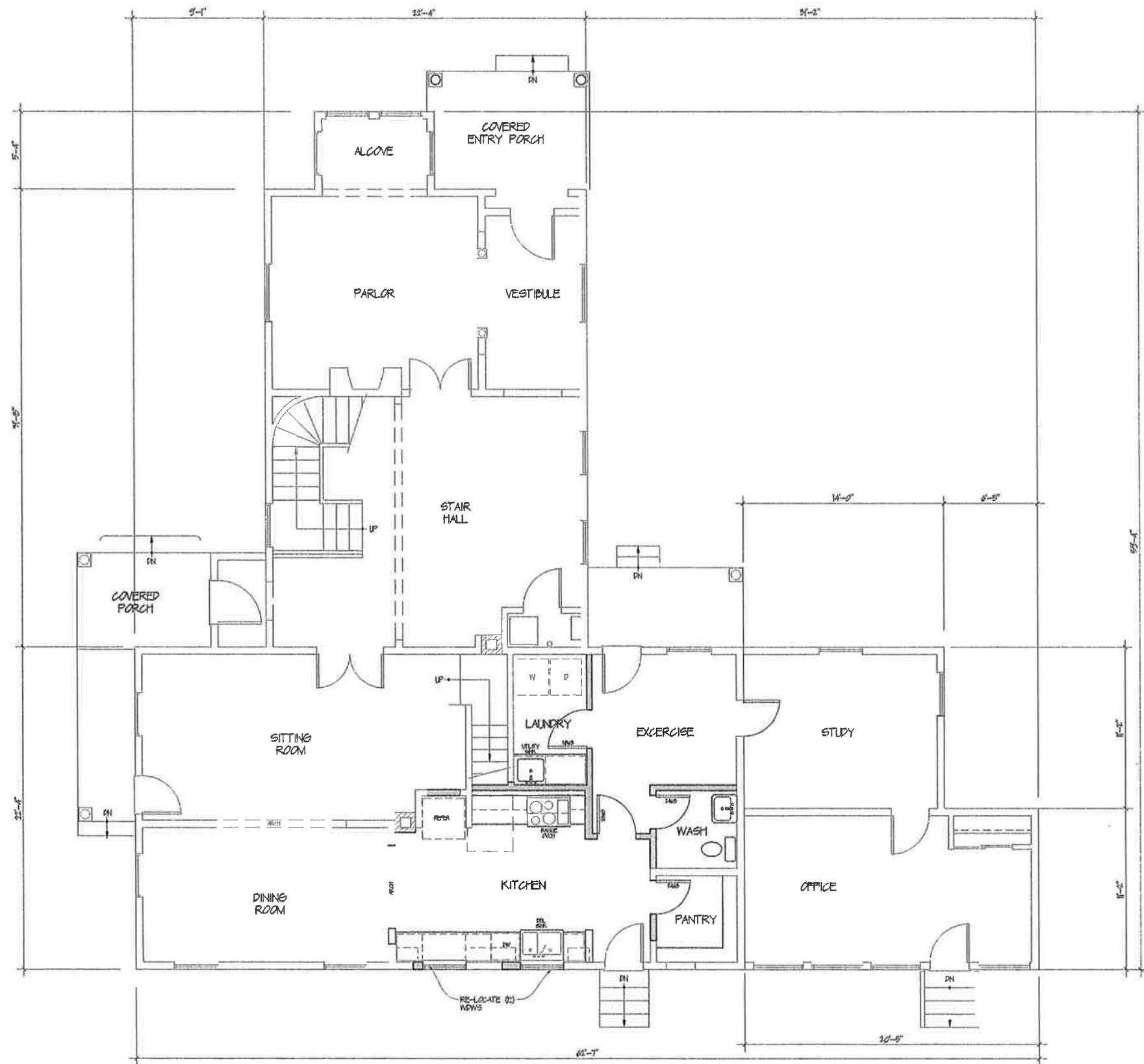
NORTH

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Lane, Suite 4
Carson City, NV 89103
PHONE: (775) 883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbglobal.net

REMARKS	BY

PROJECT
A Remodel to the
FERRIS MANSION
311 W. Third St., Carson City, Nevada
SHEET TITLE
TITLE SHEET, SITE PLAN

DATE:	12-14-2016
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS NOTED
SHEET No.	TS



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

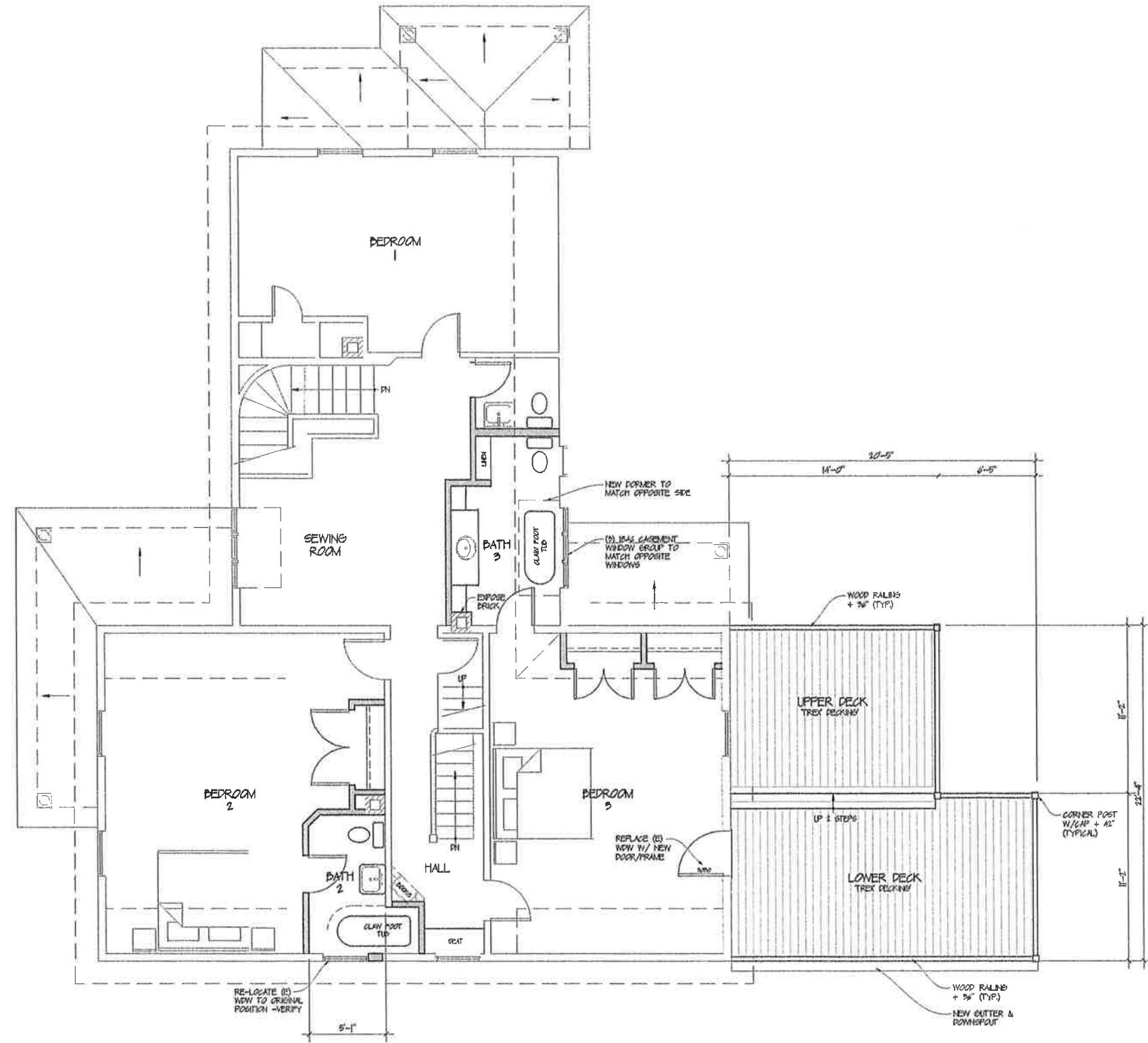


ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Lane, Suite 1 Carson City, NV 89703
PHONE: (775) 883-3444 FAX: 883-3447
E-MAIL: darneyarch@bcglobal.net

REMARKS	BY

PROJECT A Remodel to the
FERRIS MANSION
311 W. Third St., Carson City, Nevada
SHEET TITLE MAIN LEVEL FLOOR PLAN

DATE: 12-14-2016
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS NOTED
SHEET No. A1.0



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROBERT M. DARNEY
ARCHITECT
Design: 307 W. Winnie Lane, Suite 1, Carson City, NV 89703
Development: 307 W. Winnie Lane, Suite 1, Carson City, NV 89703
PHONE: (775) 883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbglobal.net

REMARKS	BY

PROJECT	A Remodel to the FERRIS MANSION 311 W. Third St., Carson City, Nevada
SHEET TITLE	UPPER LEVEL FLOOR PLAN

DATE:	12-14-2016
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS NOTED
SHEET No.	A2.0



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
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PHONE: (775) 883-3444 FAX: 883-3447
E-MAIL: darneyarch@sb-global.net

REMARKS	BY

PROJECT
A Remodel to the
FERRIS MANSION
311 W. Third St., Carson City, Nevada
SHEET TITLE
NORTH & SOUTH EXTERIOR ELEVATIONS

DATE:	12-14-2016
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS NOTED
SHEET No.	A3.0



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Lane, Suite 1 Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

A Remodel to the
FERRIS MANSION
311 W. Third St., Carson City, Nevada
EAST & WEST EXTERIOR ELEVATIONS

PROJECT

SHEET TITLE

DATE: 12-14-2016
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS NOTED
SHEET No.

A3.1