

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JUNE 18, 2018**

FILE NO: HRC-19-019

AGENDA ITEM: E-1

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for demolition of a studio structure, and construction of a garage, an office / kitchen structure, and an aluminum lattice patio and walk cover as well as review of porch features on property zoned Residential Office located at 406 North Nevada Street, APN 003-226-03. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The property owner is seeking to demolish an existing accessory building and to build other improvements on the subject property. The Historic Resources Commission ("HRC") will review the request to determine if the request is consistent with the Development Standards for the Historic District.

RECOMMENDED MOTION: "I move to approve HRC-19-019 as presented and subject to the conditions of approval included in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. 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.
4. 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.
6. 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 Interior's Standards.
7. The trellis structure must be wood.
8. The tandem garage shall meet the required setback.
9. The lattice above the garage doors and the office/studio window is to be removed.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: Residential Office (RO)

PREVIOUS REVIEWS:

- HRC-18-067 – Tree and shrub removal.
- HRC-18--69 – Tax Deferment
- HRC-18-102 – Partial demolition, an addition, a re-roof, modification to the chimneys, a new porch, new windows, and a new fence.

DISCUSSION:

The subject property was constructed in 1871 by Abe Curry, one of the City's founders. In the 1980 Carson City Resources Inventory, the building is described as follows:

"Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bonds. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes: double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged

columns in wood.”

The applicant proposes the following:

- Demolition of a 322 square foot studio structure;
- Construction of a tandem garage structure.
- Construction of office/kitchen structure.
- Installation of an aluminum lattice patio and walk cover.

In addition, the applicant has suggested a discussion of the items approved as part of HRC-18-102, specifically the porch.

Staff finds that with the incorporation of conditions of approval, the applicant's proposal can be consistent with Carson City Development Standards, Division 5 (Historic District) for the applicable sections outlined below:

Demolition

The applicant is proposing to demolish an outbuilding that was built in 1943 and to salvage historic building materials for the construction of a new garage on the property. Materials proposed to be salvaged and re-used are the “Prison Stone Quarry” sandstone blocks, a 1970's four-panel door, and wood windows.

Demolition of buildings in the historic district is governed by Carson City Municipal Code 18.06.075. This code section states the following:

1. *Any application for demolition or removal of a cultural resource located in a historic district shall be approved when the HRC finds that one (1) or more of the following conditions exist:*
 - a. *The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or*
 - b. *The cultural resource does not meet national register significance criteria.*

Of note, the National Register Nomination form for the West Side Historic District identifies the outbuilding that is being considered for demolition as a contributing building. That nomination was prepared in 2011.

The applicant hired an architectural historian to prepare an architectural resource assessment of the Curry House outbuilding. This report notes that the outbuilding was evaluated per the 1987 Abraham Curry House National Register nomination and found to be a “non-contributing” resource due to its lack of association with the Curry family and post-dates the nomination's period of significance (1871-1919). This report also acknowledges that the outbuilding was listed as a “secondary contributing” resource in the West Side Historic District National Register nomination in 2011. The report reevaluates the outbuilding in accordance with its period of significance (1859-1945) and finds that it lacks integrity for its design, materials, workmanship, feeling, and association to be eligible. The outbuilding lacks a majority of its architectural integrity and is therefore considered a “non-contributing” resource in the historic district.

Provided the Commission agrees with the conclusions of the report, the Commission can find that the cultural resource does not meet the national register significance criteria and

approve of the demolition.

New Construction

The applicant is proposing to construct a new tandem garage in the northwest corner of the property and an office/studio building and a kitchen building along the western property line. The buildings are proposed to be positioned in a way that would violate the required setbacks. Therefore, it is anticipated that the applicant will be seeking a variance from the Planning Commission. Also, because the cumulative square footage of the outbuildings will be more than 50 percent of the size of the primary residence, an administrative permit will be required.

The tandem garage will be set back approximately 60 feet from the property line along North Nevada Street. Visibility from the right-of-way will be limited to the eastern elevation of the garage. Proposed materials are painted CMU block for the walls, painted wood lattice above the door, "carriage" garage doors, and a standing seam metal roof. The overall height is proposed to be 12.5 feet.

The office/studio and kitchen buildings will be to the north of the existing garage along the western property line. Also there will be some visibility of these structures from the right-of-way, although both buildings are in the "backyard" and located behind the primary structure. The office/studio, which will likely be the more visible of the two buildings, will utilize horizontal lap siding and a standing seam metal roof. The proposed height of the office/studio is 14.5 feet. The kitchen structure will utilize the reclaimed wood siding, and the reclaimed door with transom. This structure will also have a standing seam metal roof, and an overall height of 12.5 feet.

Section 5.27 provides the guidelines for new construction, as follows.

5.27 - Guidelines for new construction.

New construction which is appropriately designed is encouraged by the Carson City historic resources commission (HRC). The historic district should be an active and vital part of the city. New construction should look new and reflect the technology, building materials and design ideas of the present era. The design of new construction needs to be compatible and respectful of the historic building stock that surrounds it so that visual conflict and confusion are avoided. There is no formula that will guarantee "good design". There are specific elements of building design which can be identified, and therefore, addressed in a review process so that consistency can be achieved.

The following elements shall be individually assessed for their degree of appropriateness for each project.

5.27.1 Scale and Massing. The overall size and height of the new building should be consistent with the surrounding buildings.

The proposed buildings are smaller in size than the on-site building. The subject property is a corner lot. The property to the north of the subject property, adjacent to the proposed tandem garage, is a two story home. Property to the west, adjacent to the office/studio and kitchen, are small scale cottages. Staff finds that given the position of the proposed buildings on the site, they will be of a scale and massing consistent with surrounding buildings.

5.27.2 Shape. The overall shape of the building, particularly its roof type, height, and design emphasis (horizontal or vertical) should be consistent and

harmonious with others in the environs.

Each proposed building will utilize a standing seam metal roof. The buildings are fairly low profile accessory buildings, and to the extent they are visible from the right-of-way, have a horizontal emphasis.

5.27.3 Setback. The front and side yard setbacks for the building should be approximately the same as others in the surrounding area and conform with CCMC Development Standards, Division 1, Land Use and Site Design. 5.27.4 Site Elements. When at all possible avoid substantial site alteration by importing or exporting fill materials. Generally speaking vacant lots in the district were once occupied by a building. Attempt to place the new building as near as possible to the same grade as the original. Carefully consider the placement and relationship of the public sidewalk, side and front yard fences, driveway, gardens and accessory buildings when determining the location of the new building on the lot.

The proposed plans will not involve site alterations and will not cause any of the buildings to be closer to the sidewalk than currently exists, with the exception of a trellis proposed on an existing garage. This trellis will not be allowed as the garage already encroaches into the setback and the trellis will result in a further encroachment. The required front setback is 10 feet and the required side setback is 10 feet. If an accessory structure is less than 400 square feet, the required side and rear setbacks are 5 feet. Only the proposed kitchen building is less than 400 square feet. The tandem garage will encroach into the side yard setback. Neither the kitchen or the office/studio will encroach into the front or side yard setbacks.

5.27.5 Materials. Exterior siding should reflect the prevailing style of the neighborhood. A vertical or diagonal style siding should not be used when the dominant style is a horizontal drop or shiplap type. The exterior siding should blend in, not stand out.

The siding of the studio/office will be the most visible from off-site. That building will utilize horizontal lap siding, which is consistent with siding found in the district.

5.27.6 Windows and Doors. The rhythm and arrangement of the windows and doors should reflect the style of the building design and the predominant patterns found in existing buildings of the area. The ratio of the total surface area of openings to total wall surface area of new buildings should reflect that of historic buildings in the environs.

Given the siting of the improvements on the property, the office/studio will be the most visible from off-site. Staff finds that the fenestration is consistent with existing buildings in the area.

5.27.7 Details and Other Elements. Trim details are often the single most relevant design feature which can be utilized to give harmony and compatibility to a new building. If existing buildings have boxed eaves, do not leave rafter tails exposed. If windows and doors typically have fanciful trim, incorporate trim with architecturally equal weight. If trim work is typically simple, do not use "ginger bread". Seek to design the new building so that the trim and architectural details complement the existing buildings in the area.

The application indicates an aluminum lattice covering the patio and walk. Staff

finds aluminum to be inconsistent with the materials found in the district and would recommend that wood materials be utilized.

Additionally, the applicant shows lattice above the garage doors of both garages, and above the windows of the office / studio. Staff finds that this detail is inconsistent with the district and should be eliminated.

5.27.8 Floor Elevations. The elevation of the first floor in relation to the street and the finish grade of the lot can often be a critical design feature. For example, if surrounding buildings normally have steps leading from street level up to the first floor level, then the new building should have a similar entrance level.

None of the proposed buildings will have a first floor that needs to be analyzed for its relation to the street.

NOTE: It is suggested that each design element outlined in this document be individually reviewed for more specific information.

Attachments:

Historic Survey Information
Application (HRC -18-102)

RECOMMENDED CONDITIONS OF APPROVAL:

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NOTE: It is suggested that each design element outlined in this document be individually reviewed for more specific information.

Attachments:

Historic Survey Information
Application (HRC -18-102)

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 406 North Nevada APN 3-226-03
2. Common Name: _____
3. Historic Name: Abe Curry House
4. Present Owner: Duane and Anna Berning (Nerring & Wassner)
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bond. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes: double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged columns in wood. A narrow concrete terrace extending the width of the building stands at the entrance but the door step is stone.

The house originally had an octagonal cupola centered on the ridge of the roof that served as a skylight for the dining room and a front porch with five bays, both of which were removed about 1926. The rear wing was built as a school room for a private school run by Maryette Curry and now serves as apartments.

A small one story, shiplap surfaced outbuilding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

Larger in scale and massing than its neighbors, the building is also unusual for the area in its design and extensive use of stone. It contributes importantly to the neighborhood however in terms of height and historic image.



Street Furniture: picket fence, concrete posts, walk

Landscaping: mature evergreens, large open corner side yard, Lombardy Poplar 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 X Private Development _____
 Zoning AO Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1871 Estimated _____ Factual X Source: HABS

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

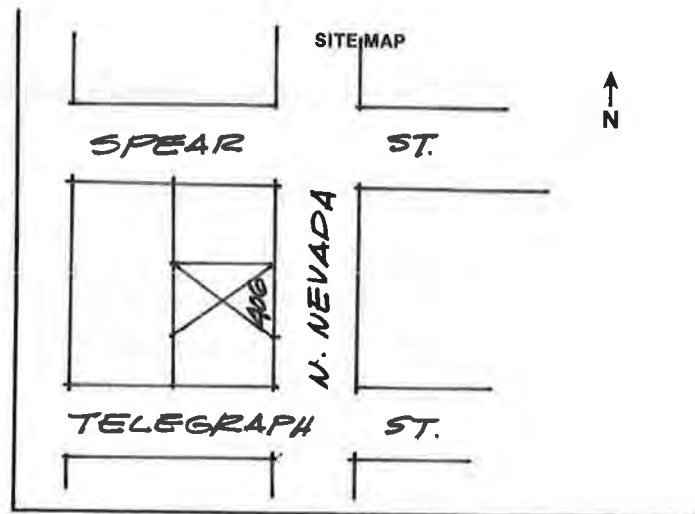
SIGNIFICANCE:

The structure was built in 1871 by local businessman Abe Curry, who may have also been its designer. Curry was a prominent Carson City pioneer, having built the Warm Springs Hotel which housed the first legislature, and served as the Warden of the State Prison, Superintendent of the U.S. Mint, and as construction supervisor for both the Mint and the Virginia and Truckee Railroad Shops.

The architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.

Its siting, with its large corner lot adds importance to the building. While the City contains other structures built of ashlar masonry from this general era, this building is the only representative of its style. It is an early example of the Italianate influence and is well composed and proportioned in its design.

The structure was built of stone quarried at the Nevada State Prison of which Curry served as the Warden.



SOURCES:

Historic American Building Survey, 1974
 Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

KIT CARSON TRAIL INVENTORY

NAME: ABE CURRY HOUSE.

ADDRESS: 406 NORTH NEVADA STREET.

LOCATION: 406 NORTH NEVADA STREET.

CONSTRUCTION DATE: ca. 1871.

ARCHITECT: ABE CURRY?

BUILDER: ABE CURRY.

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

Abe Curry built this house in 1871 of sandstone quarried from the Nevada State Prison. Originally the house had an octagonal cupola, which served as a skylight for the dinining room of the house. There was also a front porch of five-bays in front of the projecting front pavilion which returned against the walls of the main block. Both the porch and cupola were removed during the Berning ownership.

Curry, one of the founders of Carson City¹, was born about 1814 in New York. Abraham Curry worked as a baker and a steamboat man before migrating to California, where he lived in Grass Valley and Downieville. He came to Carson County, Utah Territory in 1858 and in 1859 located a claim on the Comstock Lode, later incorporated as

¹. Abraham Curry arrived in western Utah Territory in 1858, but finding prices too high in Genoa, he resolved to "build a town of his own." He became known as the founder of Carson City. With partners B.F. Green, J.J. Musser and F.M. Proctor, Curry purchased the Eagle Valley Ranch for the price of \$500 in coin and some mustangs. By September, 1858, the site of Nevada's future capital was plotted, with ten acres set aside for the construction of a Capitol building.

a part of the Gould and Curry mine. Curry was warden and contractor for the Nevada Territorial Prison from 1862 to 1864, territorial assemblyman 1862-1863, territorial senator 1863 to 1864, Orsmby County surveyor 1866 to 1868, superintendant of construction of U.S. Mint at Carson City 1866-1869, and first superintendant of the mint 1869-1871. Curry's last major local construction job was the V. & T.'s Carson City shops. Construction of the building began in November, 1872, and was completed in July, 1873, in time for a grand Fourth of July Ball in 1873. On October 19, 1873, Curry died at the age of fifty-eight. His funeral was the largest held up to that time in Carson City and the Mint ceased operations for the day out of respect to its first superintendant. He is buried in Lone Mountain Cemetery

His wife lived in the house for many years. Curry's daughter Maryette taught a private school in the rear wing and borders were taken in to help pay bills. In addition, neighbors helped her pay bills and provided firewood. In 1875 and 1876 portions of the property were sold.

In 1902 there were delinquent taxes on the property and W.H. Cowan paid them and obtained title to the property. Cowan was the son of Abe Curry's daughter Elvira. The Cowans owned the property until 1919, when it passed out of the hands of the builder's family.

SOURCES OF INFORMATION:

Doris Cerveri, With Curry's Compliments: The Story of Abraham Curry.

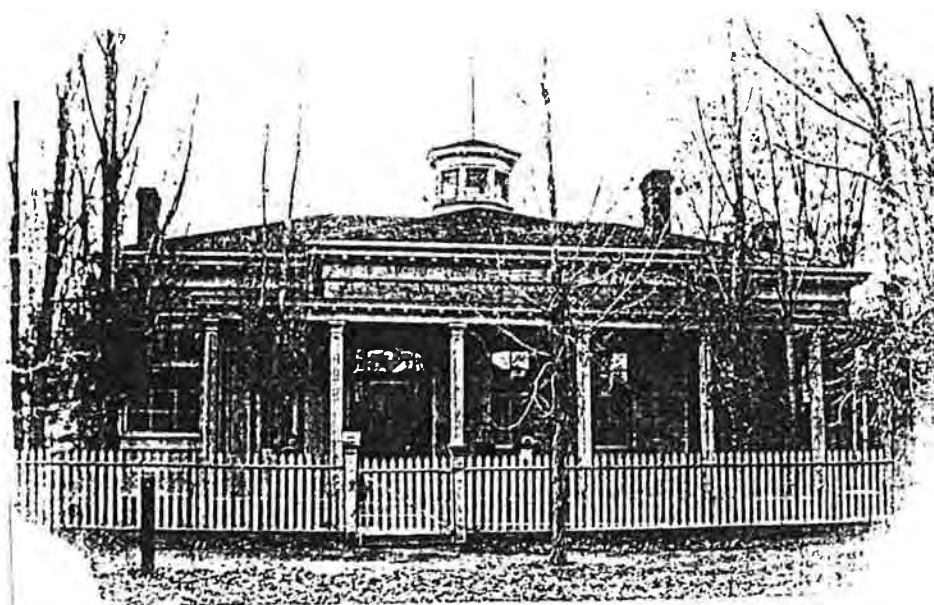
S. Allen Chamber, Jr. The Architecture of Carson City, Nevada.

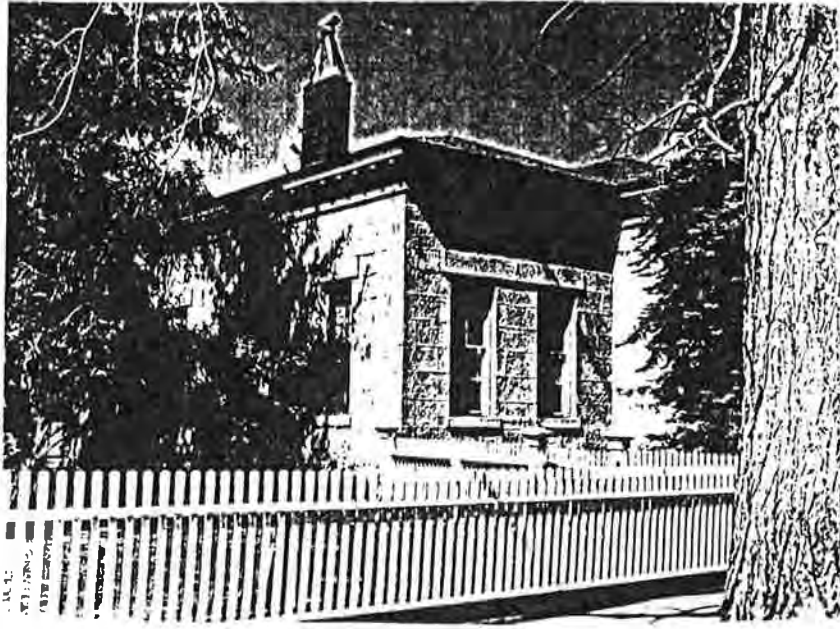
ILLUSTRATIONS - ABE CURRY HOUSE



Looking N.W.

1993.





CARSON CITY RESOURCES INVENTORY

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

IDENTIFICATION:

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 2. Common Name: _____ HERRING & WASSNER
 3. Historic Name: Abe Curry House 406 N NEVADA ST
 4. Present Owner: _____ CARSON CITY NV 89703
 5. Address (if not occupant): _____
 6. Present Use: offices Original Use: residence

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A small one story, shiplap surfaced outbuilding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

Larger in scale and massing than its neighbors, the building is also unusual for the area in its design and extensive use of stone. It contributes importantly to the neighborhood however in terms of height and historic image.



Street Furniture: picket fence,
concrete posts, walk

Landscaping: mature evergreens,
large open corner side yard,
Lombardy Poplar 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

10

THREATS TO SITE:

None Known ☒ Private Development _____Zoning RC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1871 Estimated _____ Factual ☒ Source: HABSIs Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built in 1871 by local businessman Abe Curry, who may have also been its designer. Curry was a prominent Carson City pioneer, having built the Warm Springs Hotel which housed the first legislature, and served as the Warden of the State Prison, Superintendent of the U.S. Mint, and as construction supervisor for both the Mint and the Virginia and Truckee Railroad Shops.

The architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.

Its siting, with its large corner lot adds importance to the building. While the City contains other structures built of ashlar masonry from this general era, this building is the only representative of its style. It is an early example of the Italianate influence and is well composed and proportioned in its design.

The structure was built of stone quarried at the Nevada State Prison of which Curry served as the Warden.

SOURCES:

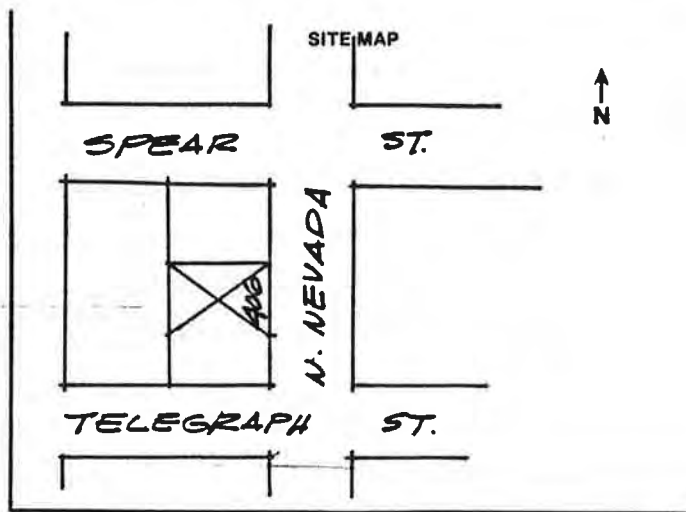
Historic American Building Survey, 1974
Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

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: CCMC 18.06	
FILE # HRC - .		<h2 style="margin: 0;">HISTORIC RESOURCES COMMISSION</h2>	
APPLICANT ROBERT DARNEY	PHONE # 775-721-7563	FEE: None	
MAILING ADDRESS, CITY, STATE, ZIP 3655 ARROWHEAD DR. #142		<input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form with Signatures <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevations <input type="checkbox"/> Proposed Building Materials <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> CD or USB DRIVE with complete application in PDF	
EMAIL ADDRESS darnayarch@sbcglobal.net			
PROPERTY OWNER HOLLY ANN FANT	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP 406 N. NEVADA ST.			
EMAIL ADDRESS andi@andifant.com			
APPLICANT AGENT/REPRESENTATIVE ROBERT DARNEY, ARCHITECT	PHONE # 775-721-7563	Application Received and Reviewed By: _____	
MAILING ADDRESS, CITY, STATE, ZIP 3655 ARROWHEAD DR. #142		Submittal Deadline: Refer to the Historic Resources Commission application submittal schedule.	
EMAIL ADDRESS darnayarch@sbcglobal.net		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
Project's Assessor Parcel Number(s): 003-226-03		Street Address 406 N. NEVADA ST.	
Project's Master Plan Designation		Project's Current Zoning RO	Nearest Major Cross Street(s) NEVADA ST. & TELEGRAPH
Briefly describe the work to be performed requiring Historic Resources Commission 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.			
<ol style="list-style-type: none"> 1. DEMOLITION OF 322 SQ.FT. STUDIO STRUCTURE (DETACHED) 2. CONSTRUCTION OF A TANDEM GARAGE STRUCTURE. CMU EXT. WALLS & WOOD FRAMED ROOF, SINGLE OVERHEAD DOOR. STANDING SEAM METL ROOFING. 3. CONSTRUCTION OF OFFICE / KITCHEN STRUCTURE. CMU REAR WALL, WOOD FRAME & ROOF w/ STANDING SEAM METL ROOFING. 4. ALUMINUM (WHITE), LOVERED LATTICE PATIO & WALK COVER. 			

Reason for project:

BETTER QUALITY OUTDOOR SPACE. THE EXISTING STUDIO LOCATION
MAKES THE REAR YARD UNUSABLE & CAUSES DRAINAGE ISSUES.

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



Yes



No

If Yes, please describe:

DEMOLITION & REMOVAL OF THE EXISTING DETACHED STUDIO
STRUCTURE. IT IS IN POOR CONDITION. IT'S LOCATION MAKES THE
YARD UNUSABLE. ALL USABLE SIDING, ROOFING WILL BE REUSED ON
THE NEW KITCHEN / STUDIO STRUCTURE.

SUPPORTING DOCUMENTATION

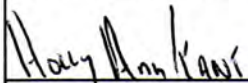
Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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



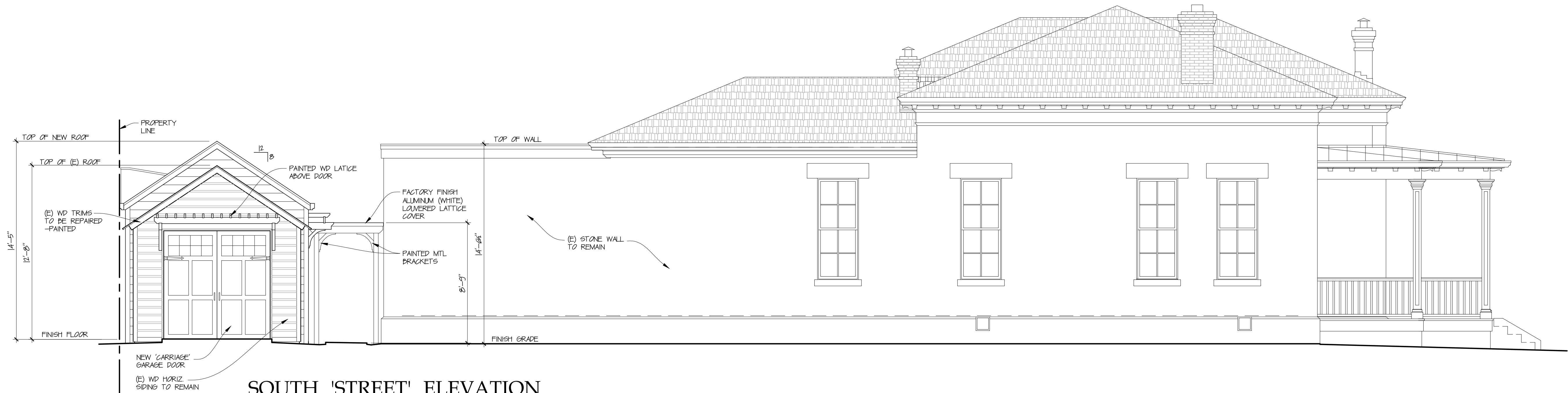
Owner's Printed Name



Applicant's/Agent's Signature

ROBERT DARNEY

Applicant's/Agent's Printed Name



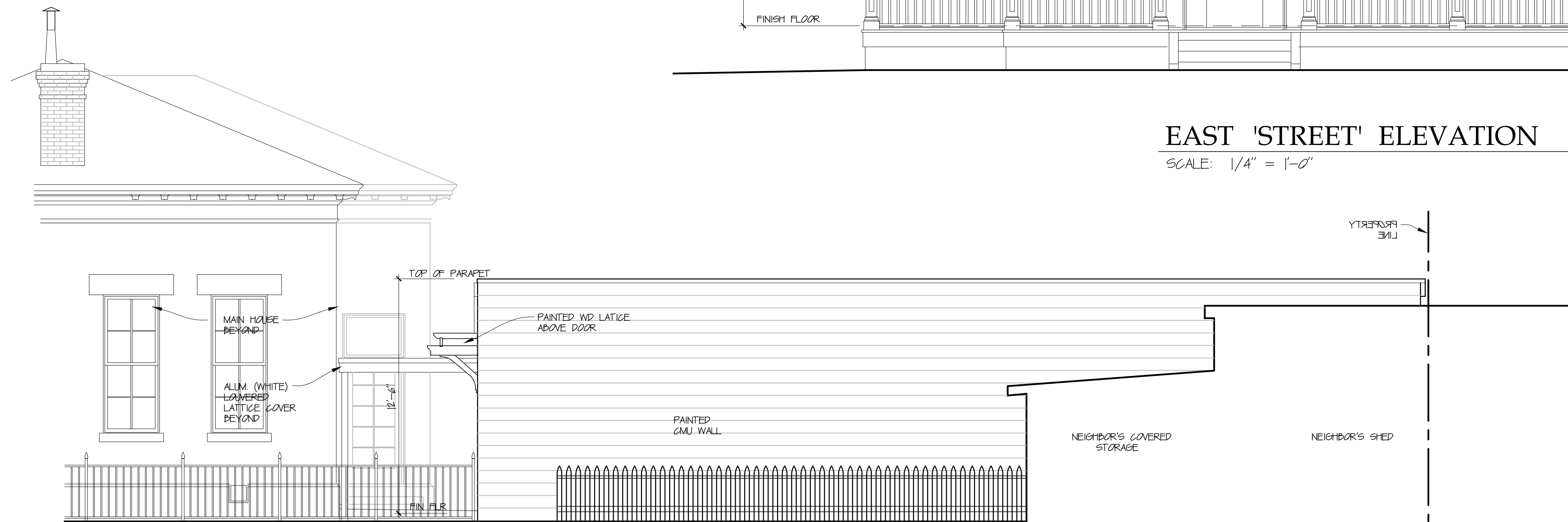
SOUTH 'STREET' ELEVATION

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



EAST 'STREET' ELEVATION

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



NORTH ELEVATION

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

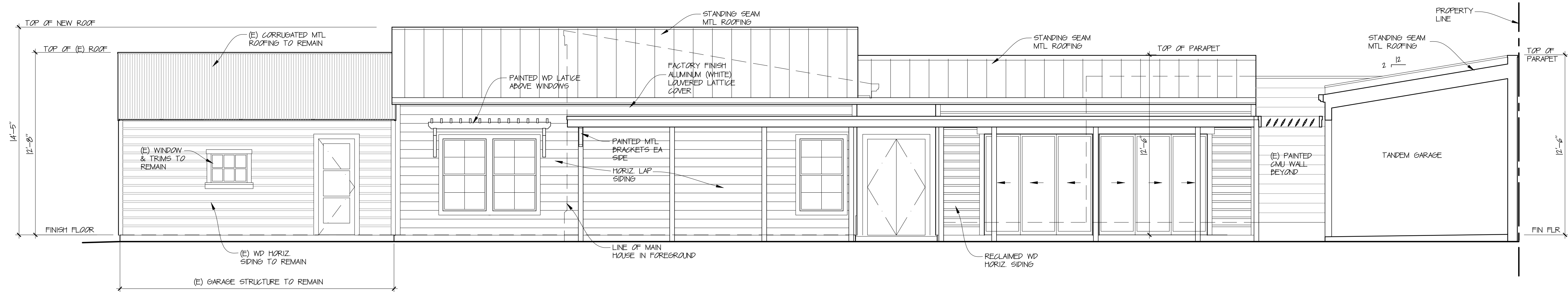
ROBERT M. DARNEY
ARCHITECT
Design
3655 Arrowhead Dr. #142 Carson City, NV 89706
PHONE: (775) 721-7563 FAX: 882-9430
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT DETACHED ADDITION TO THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE EXTERIOR ELEVATIONS

DATE: 2-25-2019
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No.

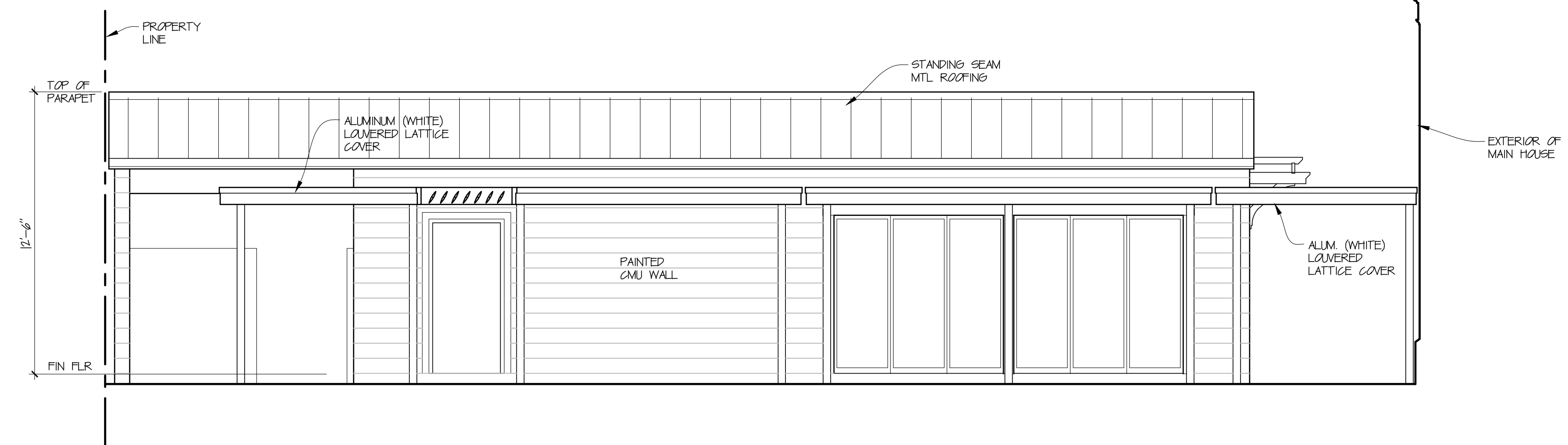
A2



EAST OFFICE & KITCHEN ELEVATION

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

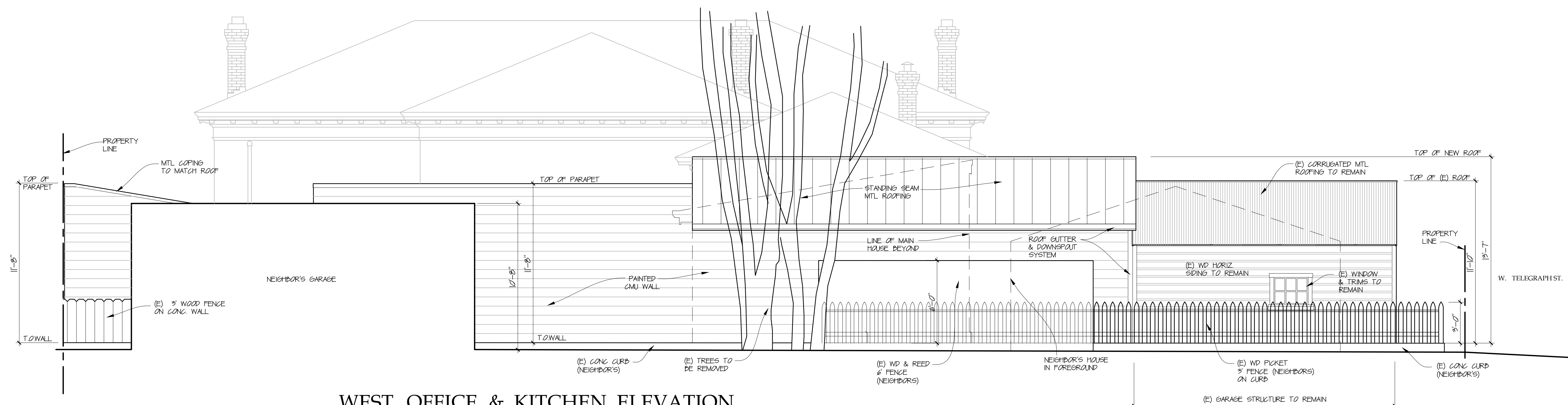
COURTYARD VIEW



SOUTH TANDEM GARAGE ELEVATION

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

COURTYARD VIEW



WEST OFFICE & KITCHEN ELEVATION

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

ROBERT M. DARNEY

ARCHITECT

Design Development Planning
3655 Arrowhead Dr. #142 Carson City, NV 89706
PHONE: (775) 721-7563 FAX: 882-9430
E-MAIL: darneyarch@sbglobal.net

REMARKS	BY

PROJECT DETACHED ADDITION TO THE HISTORIC ABE CURRY HOUSE
FANT RESIDENCE
406 N. NEVADA ST. APN: 003-226-03
SHEET TITLE EXTERIOR ELEVATIONS

DATE: 2-25-19
DESIGN BY: RMD
DRAWN BY: RMD
SCALE: AS SHOWN
SHEET No. A3



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 003-2226-03

Property Location: 406 N NEVADA ST		Tax Year: 2018-19			
Billed to: FANT, HOLLY ANN TRUST 6/19/02		Roll #: 005684			
% HOLLY ANN FANT, TRUSTEE		District: 1.5			
329 CHERRY BLOSSOM LN		Tax Service:			
CAMPBELL, CA 95008-1961		Land Use Code: 624			
		Code Table			
Current Owner: FANT, HOLLY ANN TRUST 6/19/02					
% HOLLY ANN FANT, TRUSTEE					
406 N NEVADA ST					
CARSON CITY, NV 89703-0000					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/20/18	518.26		518.26	518.26	.00
10/01/18	516.00		516.00	516.00	.00
01/07/19	516.00		516.00	516.00	.00
03/04/19	516.00		516.00	516.00	.00
Totals:	2,066.26	.00	2,066.26	2,066.26	
				Payment Cart	History

Additional Information					
	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	74.34	221.86	148.17		73.64

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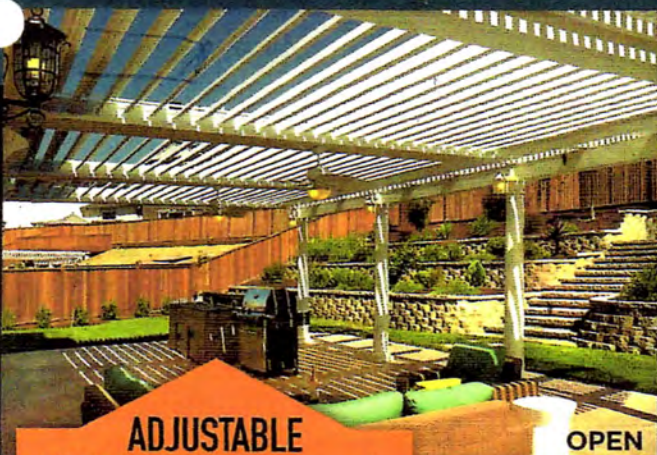
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Carriage Doors

Trim above the garage doors



406 N. Nevada St

No. 1

1885

2 1/2" PIPE

No. 2

65'

SEE SHEET

SEE THIS SHEET.

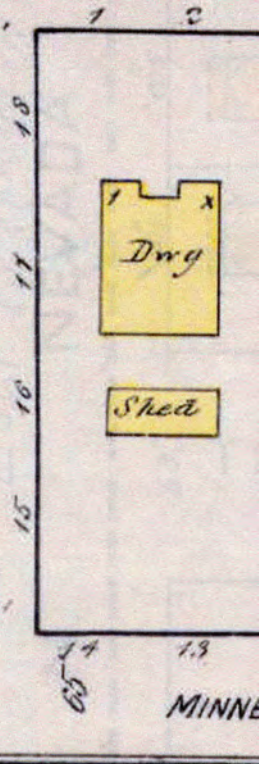
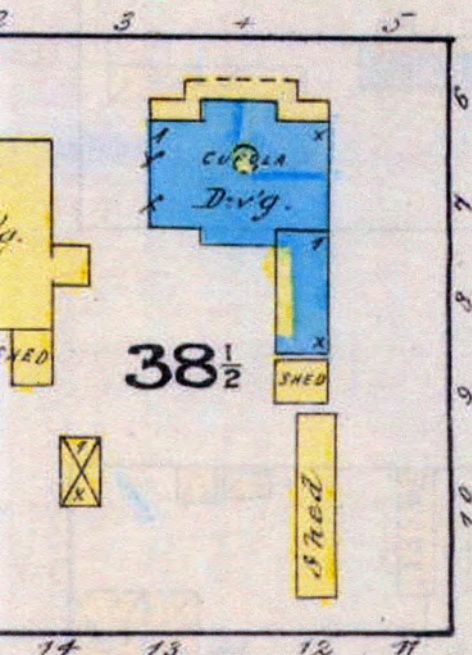
PROCTOR ST.

65'

SEE

65'

DIV



Architectural Resource Assessment: Curry House Outbuilding (c. 1943)

406 North Nevada Street
Carson City, Nevada



Prepared for:

Bob Fredlund

Nevada Style Real Estate &
Construction Service
124 West Second Street
Carson City, NV 89703

Prepared by:

Corri Jimenez, M.S.

Architectural Historian/Historic Preservation Consultant
P.O. Box 580, Tahoe City, CA 96145
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Email: corri_jimenez@yahoo.com

June 2019

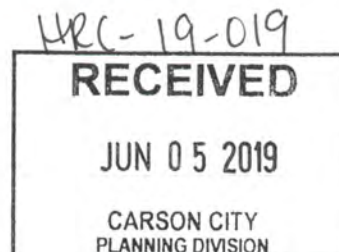


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- Figure 15.** Views looking into the parcel of the Curry House Outbuilding.

- APPENDIX A.** Abraham Curry House, Historic American Building Survey Report (1972)
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- APPENDIX C.** West Side Historic District, National Register Nomination (2011)

I. INTRODUCTION

Nevada Style Real Estate & Construction Services proposes to demolish the Curry House Outbuilding and salvage historic building materials for the construction of a new garage on the property. The outbuilding is located on the Abraham Van Santvoord Curry House (1871), a Greek Revival-style residential building located at 406 N. Nevada Street (APN 003-226-03) (see **Figure 1**).

The Curry House has been documented in multiple preservation documents that include a Historic American Building Survey (HABS) project in 1972 and an individual National Register nomination in 1987, as well as listed as a contributing resource to the West Side Historic District National Register nomination in 2011 (see **Appendices A-C**). In the historic district nomination, the outbuilding was listed as a “contributing building” and recorded as built in “late 19th century or ca.1920.”

The Curry House Outbuilding (c.1943) is a one-story 15 feet wide 20 feet long building located west of the 1871 main house. Corri Jimenez surveyed the gabled outbuilding on May 7, 2019, and was accompanied by Nevada Style Real Estate & Construction Services Bob Fredlund and the house’s property owner, Holly Ann Fant. Ms. Jimenez is a professional architectural historian with over 15 years experience in the field of historic preservation, working in Nevada and California. Since 2013, she has been working in Nevada and is adjunct faculty at the University of Nevada Reno’s Historic Preservation Program.

The outbuilding has been evaluated per the 1987 Abraham Curry House National Register nomination and found to be a “non-contributing” resource due to its lack of association with the Curry family and post-dates outside the nomination’s period of significance (1871-1919). In addition, the outbuilding was listed as a secondary “contributing” resource in the West Side Historic District National Register nomination in 2011. The outbuilding (c.1943) has been reevaluated in accordance with its period of significance (1859-1945) and does not retain architectural integrity; therefore, the outbuilding is considered a “non-contributing” resource in the historic district.

The new garage will be constructed in compliance with Carson City design guidelines for properties located in the West Side Historic District and be compatible with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*. Historic fabric, such as “Prison Stone Quarry” sandstone and other historic existing fabric, from the outbuilding will be repurposed into the new garage’s design and the overall site.

II. HISTORIC CONTEXT

Early History on Abraham Curry

Abraham Van Santvoord Curry (1815-1873) was born in South Trenton, Oneida County, New York, and traveled west in 1849 for the California Gold Rush. When gold and silver were struck in Virginia City in 1859, Curry was living in the Eagle Valley of the Utah Territory, present-day Nevada in Mormontown, best known as Genoa.¹ Curry attempted to buy land in Genoa; however, it was prospering and too expensive so chose to settle in what would become Carson City. Due to closer proximity to the Comstock Mining District than the town of Genoa, Carson City prospered and in 1860 had a population of 714 people.²

On January 1, 1861, Territory Governor James Warren Nye appointed Curry warden of the Nevada State Prison where he served for several years, and saw the territory become a state as well as Carson City become the state capitol in 1864.³ The prison, built also in 1864, was established on a 60-acre sandstone quarry, which became the principle building material for many early Carson City iconic buildings, as well as Curry's own home. As warden, Curry made a decent living as a contractor and exporter of "Prison Stone Quarry" sandstone from the Nevada State Prison grounds. In 1864, the state paid Curry \$80,000 for the construction of the prison, which was mined and scored by Nevada's first incarcerated.⁴ The prison was also constructed of its famed sandstone by Curry and convict labor.

Curry held a number of public positions within the state and Carson City's early history that were instrumental to its development. On April 15, 1869, President Ulysses Grant signed Curry as the first superintendent of the U.S. Mint in Carson City. With access to sandstone as a warden, he oversaw and constructed the Nevada Carson City Mint, completed in 1870, using sandstone and prison labor from his quarry. He served as superintendent of the U.S. Mint in September 1870 as well as was acting warden at the prison. By 1870, the population boomed in the budding town and there were 3,000 people living in Carson City.⁵

On December 13, 1870, he purchased eight lots on Block 39 at the corners of Telegraph and Nevada Streets for \$600.⁶ As the owner of the Nevada State Prison Quarry, he had access to the sandstone building materials and labor that he utilized to build his home. On April 1, 1871, Curry completed within four months the construction of his one-story sandstone house, which is located on lot 5 and 8 of Block 39.⁷ The *Daily State Register* reported on his home:

The building will front 55 feet on Nevada street (main building 25 feet and two wings of 15 feet each), and run back 40 feet; will be one story (12 feet in the clear) high, built of stone,

¹ J. Daniel Pezzoni. "West Side Historic District, National Register No. 11000785." Washington D.C.: National Park Service, National Register Program, 2011. November 2, 2011:25.

² Ibid, 27.

³ Harley J. McKee. "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada, HABS No. NEV-13-13." Washington D.C.: National Park Service, Office of Archeology and Historic Preservation, Historic American Building Survey, 1972. August 19, 1972:6.

⁴ McKee, "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada, HABS No. NEV-13-13," 1972:6.

⁵ Pezzoni, "West Side Historic District, National Register No. 11000785," 2011:27.

⁶ McKee, "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada, HABS No. NEV-13-13," 1972:3.

⁷ *Daily State Register*. "New Building," January 22, 1871.

and will contain eight rooms—three large bedrooms, one parlor and one dining room with folding doors, bath-room, store room and kitchen.

Sometime between 1871 and 1873, Curry added a sandstone addition to the west elevation of his house before he passed on October 19, 1873. Curry died at the age of 58 and his funeral was recorded as the largest held in city at that time.⁸ Because he was the superintendent of the U.S. Mint in town, the operations ceased in respect for Curry. He is laid to rest at Lone Mountain Cemetery in Carson City.

Carson City's Prison Stone Quarry sandstone buildings are eye-catching resources around town that retain their score marks, etched by convicts from the 1860-70s. Abraham Curry is reputed to say, "There isn't a stone building in this city that I did not erect."⁹ He was prolific erecting his sandstone buildings around Carson City, which are eye-catching and beautiful resources. Curry is also credited in constructing the 1871 Nevada State Capitol as well as many state/federal buildings near the State Capitol.

Turn-of-the-Century Land Ownership of the Curry Parcel

After Curry's death in 1873, his heirs took ownership of his eight parcels; however, it was a struggle for his family. His widow, Mary Anne Cowen-Curry (1817-1912) was left with very little funds, and is said her husband died "with just one dollar in his pocket."¹⁰ The property to the north of the Curry House was sold off in 1876 in making ends meet, which became the Chartz House at 412 North Nevada Street (see **Figure 2**). On December 4, 1890, she deeded the property to her daughter Mariette for \$5.00.¹¹ Mariette taught private classes in the Curry House's rear addition to the house in the late 1880s (see **Figure 3**).¹²

George W. Cowing (1867-1955) bought the Curry House sometime in the 1890s. Cowing was born in Carson City in 1867, and clerked in a shoe store to painting carriages until he was elected as County Clerk and Treasurer for four years in the late 1890s.¹³ Cowing married Mary A. Ripplingham in Virginia City on November 6, 1892 and had two children, Ralph H. and George R.¹⁴ Cowing held public positions in the state that included City Marshall (1908-1911), Deputy Secretary of State (1912), "State Prison" warden (1913-14), and Superintendent of the State Orphan's Home (1915-1926).¹⁵

Cowing sold the Curry House property to W.H. Cowan, Curry's grandson, on August 2, 1902 for \$31.92.¹⁶ Cowan was the son of Elvira Curry who was Abraham Curry's daughter, who owned the property from 1902 to 1919. In 1919, the property changed hands to August Berning, Sr. (1857-1937) who was a pioneer of Carson City and was a custodian of the "federal building" in

⁸ City of Carson City. "Abe Curry House, Kit Carson Trail Inventory." 1993.

⁹ McKee, "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada," 1972:2.

¹⁰ Ibid, 7.

¹¹ Ibid, 3.

¹² City of Carson City. "Abe Curry House, Kit Carson Trail Inventory." 1993.

¹³ Sam Post Davis. The History of Nevada. Vol. 2. Reno: Elms Publishing Company, Inc. 1918:1166.

¹⁴ Ibid.

¹⁵ State of Nevada. Report of the Secretary of the State for the Period. Carson City: Secretary of the State, 1913: x, xi, xviii, xxiv, and 11.

¹⁶ McKee, "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada," 1972:3.

town.¹⁷ After his retirement, he devoted his time with his wife to his flower garden with his wife, Minnia. The property in 1926 transferred within his family to Berning's daughter Edith (1888-1971) and her husband Pierre Marconnot who owned the property from 1926 to 1972. The Marconnots converted the house into two apartments.

After 1972, the couple's sons, August Berning, Jr. and Duane E. Berning Jr. (1898-1978) purchased the property. August, born in Virginia City, was a private in the U.S. Army in World War I as well as worked for the Nevada State Highway department as an engineer in Las Vegas.¹⁸ His brother, Duane, enlisted in the U.S. Navy and was in the Pacific stage in World War II.¹⁹ The Bernings were cited in the Historic American Building Survey (HABS) report in 1972, and owned the property up until 1980 (see **Appendix A**).²⁰ This HABS report was part of a larger survey of important Carson City resources, known as the "Architecture of Carson City, Nevada," which was overseen by the National Park Service.²¹

Norman Y. Herring and Stephen Wassner owned the property and operated a law practice within the building, and listed the property on the National Register of Historic Places (National Register) in 1987 (see **Appendix B**). As an early nomination, it appears to only nominate the house, and does not record any other resources, such as its outbuildings.

In 2011, the Curry House was included in the West End Historic District National Register nomination as a contributing resource (see **Appendix C**). In addition to the house, a pair of sandstone planter stands was listed as contributing objects. The nomination listed the outbuilding dating to "late 19th century or early 20th century," as well as a "ca.1920" garage as both contributing buildings within the historic district. It is believed the dates for these two buildings were arbitrary, and based on a visual observation than historical or archival research.

Curry Parcel's Development and the Outbuilding's Context

In addition to land ownership of the Curry House's parcel, historic maps articulate the parcel's change overtime best seen in Sanborn Fire Insurance maps from 1885, 1890, 1907, and 1941 (see **Figure 2**). Between 1885 and 1890, the Sanborn Fire Insurance maps display the Curry Dwelling on its lot (No. 38 ½) was two single-family dwellings that included the main Curry House and a second dwelling, 1876 Chartz House, currently 412 North Nevada Street it (see **Figure 2**). All the historical information on the parcel cited in the 1972 HABS report and the 1987 National Register nomination record Curry owning "Block 39;" however, the Sanborn Fire Insurance maps in these early years record the block of the Curry House on "Block 38½." This discrepancy is not clarified in any of these documents, and confusing.

¹⁷ Find-a-Grave.com. "August Nevada Resident 60 Years, Dies." Accessed June 2, 2019 at <https://www.findagrave.com/memorial/95726322/august-berning>.

¹⁸ Find-a-Grave.com. "Pvt August Berning, Jr." Accessed on June 2, 2019 at <https://www.findagrave.com/memorial/9018705/august-berning>.

¹⁹ *Nevada State Journal*. "Carson City Social News," September 15, 1951. Accessed on June 2, 2019 at <https://newspaperarchive.com/nevada-state-journal-sep-14-1951-p-9/>.

²⁰ McKee, "Abraham Curry House, 406 N. Nevada Street, Carson City, Nevada," 1972:1.

²¹ Kathryn M. Kuranda. "Abraham Curry, House, National Register No. 87000501." February 27, 1987. Washington D.C.: National Park Service, National Register Program, 1987:4.

In 1885, the Sanborn Fire Insurance map records two properties (see **Figure 2**). The Curry House represented the 1871 house with a rear addition used as a school space for Curry's daughter, Mariette. Beside the Curry House, two outbuildings were located west of the house that included a square shed directly behind the addition and an oblong shed. The second house located north of the Curry House was the Alfred Chartz House at 412 North Nevada Street and built in 1876 when the Curry heirs sold the lot for extra money. The house was rectangular-shaped with an attached shed on its west elevation and a detached outbuilding.

In the 1890 Sanborn Fire Insurance map, there were no changes to the Curry House; however, there was a two-story building was constructed west of the Chartz House, which had a hipped roof (see **Figure 2**). The lot was subdivided officially into three separate parcels sometime between 1890 and 1907, visible in the 1890 Sanborn Fire Insurance map (see **Figure 2**).

The 1907 Sanborn Fire Insurance map depicts the Curry House somewhat unchanged, although the small shed between the house's west addition and an oblong wood shed was removed. The Chartz House had been expanded with a larger addition added to its west elevation and bay windows added to its east and west elevations. At the block's southwest corner, 411 North Division Street was a rectangular-shaped, 1½-story garage (see **Figure 2, Figure 5**).

The 1907 and 1941 Sanborn Fire Insurance maps are somewhat unchanged and shows three subdivided lots with the Curry House consuming the south side of the parcel (see **Figure 2**). It should be noted that the Curry House Outbuilding or its Garage are not displayed in the 1941 map.

An aerial photo from 1936-1943 records an outbuilding on the site in the location of where the current outbuilding exists (see **Figure 4**). Although the image is grainy, the outbuilding appears to be longer, extending past the Curry House addition. The outbuilding's shadow appears long on west, theorizing this outbuilding might be taller and not the current building that is on the site. The current outbuilding's west wall is parallel the addition's wall (see **Figure 1 and Figure 5**). It is believed that the current outbuilding was either cut or demolished in making room to subdivide the lot on the parcel's southwest corner for two duplexes. On the southwestern corner of the lot, two one-story duplexes located at 403-405 North Division and 310-314 West Telegraph were recorded in the Carson City's Assessor data, which were built in 1943 (see **Figure 5 and Figure 15**). By 1972, the outbuilding's corner was recorded, best seen in the 1876 Chartz House HABS documentation (see **Figure 6**).

This historical context for the Curry House Outbuilding therefore records this building built between 1941-1943, and not during the late 19th century or c.1920.



Figure 1. Site Map (Google.com 2018). (Note, red dashed line is the Curry House's parcel)

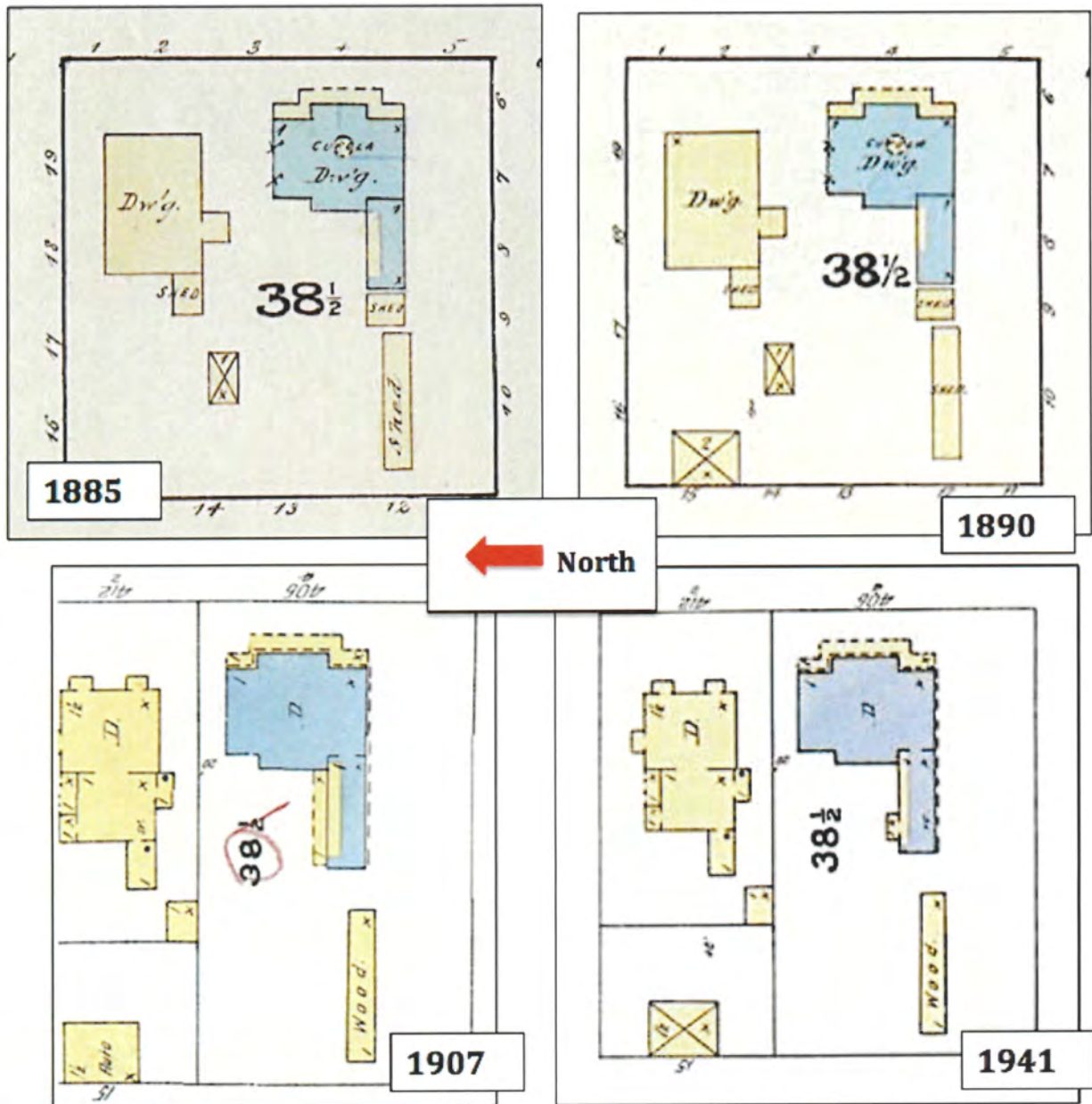


Figure 2. Sanborn Fire Insurance maps, 1885-1941, of the Curry House (Sanborn Fire Insurance Maps, Library of Congress, Washington D.C).



Figure 3. Children in front of the Curry House (Schantz, 2018).

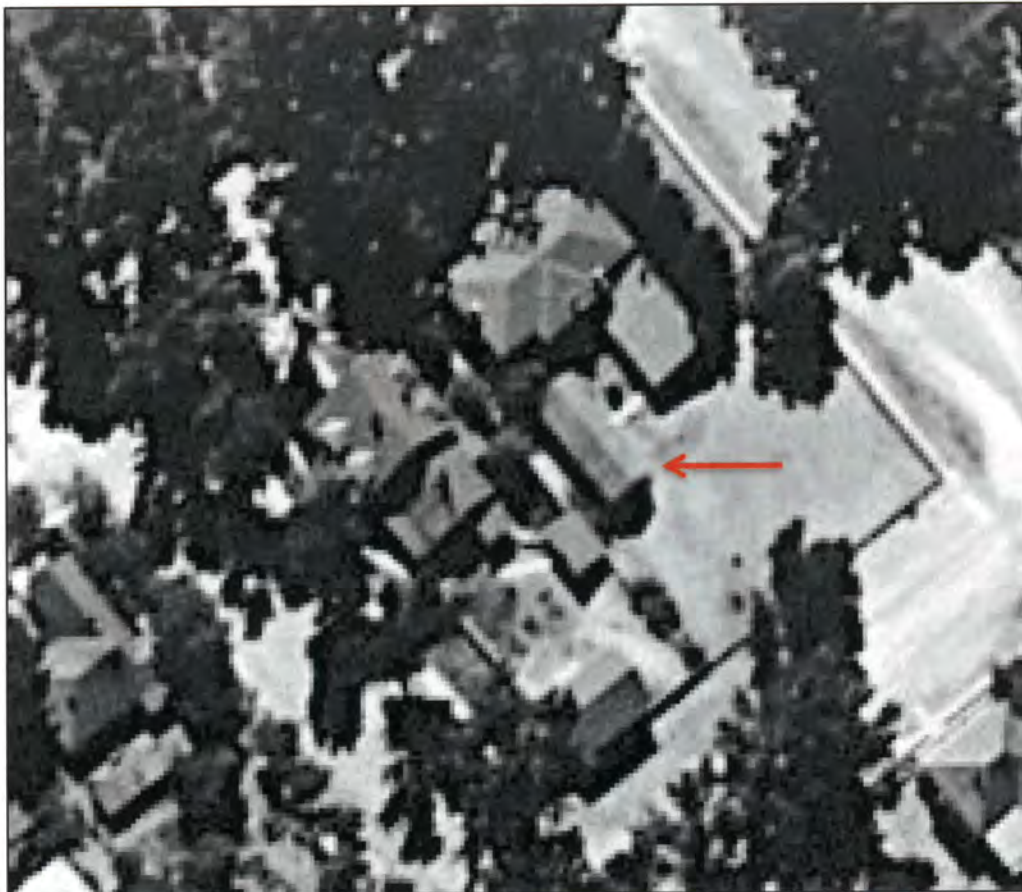


Figure 4. Curry Parcel, aerial photo (1936-1943) (Courtesy of Jed Block, Carson City). **Red arrow** is possibly the Curry House Outbuilding. Note, the outbuilding extends pass the Curry House's addition wall, and might be longer than the existing resource displayed in Figure 5.

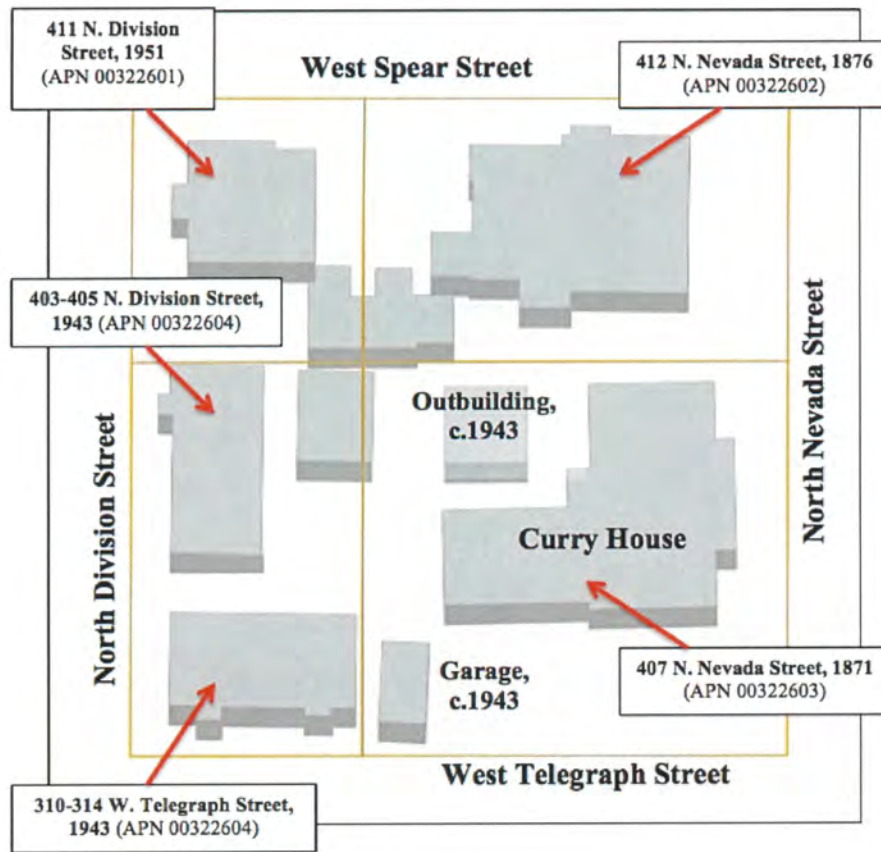


Figure 5. Carson City Assessor info (City of Carson City, Nevada).



Figure 6. Alfred Chartz House, 1972 HABS report (Library of Congress, Washington D.C.). Red arrow is the Curry House Outbuilding.

III. ARCHITECTURAL DESCRIPTION

The Curry House Outbuildings was listed as a “contributing” resource to the West Side Historic District in 2011 and recorded to be built between “late 19th century or ca.1920” (see **Appendix C**)²² However, historical records documents the outbuilding was built much later, sometime between 1941-1943. Architecturally, this built date is supported in the outbuilding’s historic fabric.

Exterior Description

The Curry House Outbuilding (c.1943) is a wood-framed gable building that is set on an east-west axis, about 10 feet from the north fence line of the parcel, which borders the 1876 Chartz House at 412 North Nevada Street (see **Figures 5-8**). The outbuilding is approximately 15 feet wide, 20 feet long, and about 10 feet high to the roof’s ridge. The roof has approximately eight rafter ends exposed on its north and south elevations, and the roof has a short eave that is less than a foot wide. The roof is covered with corrugated metal sheets.

The outbuilding has wood stud-framed and the studs are approximately 24-inches apart on center. The framing is covered with horizontal beveled wood drop siding with wood battens fastening the corners. All the nails on the outbuilding are round wire nails that date to the 1910s in Nevada, and no square nails, typically found on 1870s or late 19th century buildings, were evident.²³ The wallboards have a 5-inch wide exposure and a 1-inch-wide bevel, and are contemporary siding that would have been found in the 1940s. Visually, they are also contemporary with the siding on the c.1943 garage, located on the lot’s southwest corner.

An approximately 12-inch-wide wood board skirts above the outbuilding’s foundation and appears to be an older board, dimensional, and possibly reused from the 1870s house. Floorboards are evident above the board and a watertable detail that runs the foundation perimeter. The outbuilding is set on a “Prison Stone Quarry” sandstone block foundation, which is the same building material located on the 1871 Curry House. The foundation’s sandstone blocks are small, approximately 6 inches to a foot long and 6 inches high (see **Figure 13**). The blocks are scored and pitted similar to the sandstone blocks on the house, and historically were quarried in the 1870s by prisoners. It is theorized that they were recycled from an existing building on the property, such as the oblong woodshed that is visibly seen in Sanborn Fire Insurance maps from 1885 to 1941(see **Figure 2**).

The outbuilding has three main openings on its south (front) elevation that includes a 10-lite French double-leaf door and two parallel vinyl windows (see **Figure 7 and Figure 14**). The window on the outbuilding’s southwest corner historically was a door opening and crude concrete steps are located at its opening’s base. In addition, these openings appear to be shorter than the original door and windows in these openings. Decorate lattice and boards are infilled above the headers. It is believed that both the door and windows on this elevation were added in the past 20 years; both windows were probably 6/6 double hung wood windows, best seen on an existing wood window on the west elevation.

²² Pezzoni, “West Side Historic District, National Register No. 11000785,” 2011:17.

²³ Rob McQueen, “Personal communication with Corri Jimenez,” May 17, 2019.

On the west elevation, there are two Hardiplank-covered windows (see **Figure 8** and **Figure 9**). Hardiplank is a cementitious board made with a concrete material, which is believed to have been added in the past 20 years. Under the Hardiplank cover on the southwest corner is a 6/6 double hung wood window that is fastened by wire nails at its corners. The window's muntins are thin, $\frac{3}{4}$ of an inch wide, which is typically seen on a 1870s window; however, it is fastened with round wire nails and is contemporary with the outbuilding's construction in the 1940s. The window might be older but is in poor condition. The window located in the gable is believed to be a 6-lite wood window, similar to an existing window located in the east elevation's gable.

The north elevation has one opening and is a reused 4-panel wood door from the 1870s with a transom window (see **Figure 9**, **Figure 10**, and **Figure 14**). The door is in good condition for its age with its historic threshold and original framing, trim pieces, and is overall salvageable. No historic hardware is evident on the door. The door is similar in design to doors present in the Curry House's interior.

The outbuilding's east elevation has a 6-lite wood window located in gable end, and appears to be contemporary with the windows on the west elevation (see **Figure 10**). From observation, the muntin thickness is alike the Hardiplank covered window on the west elevation (see **Figure 14**).

Interior Description

The Curry House Outbuilding's interior has been modified in the past 10 years. Sheetrock finishes and covers all of the interior's walls and openings, except the south (front) elevation. The wall thickness is somewhat thick, approximately 8-inches wide, and it is believed that besides the exterior wood framing that there is interior framing as well. From the west elevation's south corner window, a bituminous paper was exposed that confirms that there is a second wall on the inside (see **Figure 14**).

Beside the wall thickness, the interior has an approximately 8-foot-high ceiling which is dropped and finished with sheetrock. No attic access was visible. The outbuilding is currently being used for storage, and two-thirds of the interior is inaccessible.

Neighborhood Setting

The Curry House Outbuilding is barely visible from the public right-of-way from North Nevada, West Telegraph, and North Division Streets (see **Figure 15**). Photographs were taken looking into the backyard of the Curry House but the outbuilding is challenging to see. The building is only accessible from the 15-foot wide driveway on North Nevada Street.



Figure 7. Curry House Outbuilding, looking northwest (Photo by Corri Jimenez, 2019).



Figure 8. Curry House Outbuilding, looking northeast (Photo by Corri Jimenez, 2019).



Figure 9. Curry House Outbuilding, looking southeast (Photo by Corri Jimenez, 2019).



Figure 10. Curry House Outbuilding, looking southwest (Photo by Corri Jimenez, 2019).



Figure 11. Curry House Outbuilding, interior looking west at the wall thickness
(Photo by Corri Jimenez, 2019).



Figure 12. Curry House Outbuilding, interior looking at ceiling (Photo by Corri Jimenez, 2019).



Figure 13. Curry House Outbuilding, sandstone foundation, looking southeast (Photo by Corri Jimenez, 2019).



Figure 14. Curry House Outbuilding, looking at windows and doors. Top left: 1870s historic 4-panel door and transom; Top right: Door converted into a window with a vinyl window; Bottom right: 6-lite wood window in east gable end; Bottom left: covered 6/6 wood window on east elevation (Photo by Corri Jimenez, 2019).



Figure 15. Views looking into the parcel of the Curry House Outbuilding (Photo by Corri Jimenez, 2019).
 Top: 403-405 North Division Street and 310-314 West Telegraph Street (constructed in 1943), looking northeast;
 Bottom: Curry House, east elevation. **Red arrows** are directional to how visible the outbuilding is from the public right-of-way.

IV. NATIONAL REGISTER EVALUATION

The National Park Service manages the National Register of Historic Places (National Register) program in Washington D.C. and offers standards to listing a resource to the National Register and evaluating a resource.²⁴ The primary goal of most reconnaissance and intensive architectural surveys is building a historic context from archival research and reviewing previous architectural surveys to identify architectural resources that meet the National Register criteria.

National Register Criteria

The historic context is the argument to evaluate resources eligible to the National Register based on four major criteria:

Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B: Properties that are associated with the lives of persons of significance in our past;

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or

Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Besides the National Register criteria, historic resources are evaluated in tandem with their architectural integrity. Integrity is based on seven aspects or qualities:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:
 - Topographic features (a gorge or the crest of a hill);
 - Vegetation;
 - Simple manmade features (paths or fences); and
 - Relationships between buildings and other features or open space.
- *Materials* are the physical elements that were combined, or deposited, during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

²⁴ National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." 1997. Accessed June 1, 2019 at <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

Curry House Outbuilding's National Register Evaluation

The Abraham Curry House Outbuilding is within the boundaries of two National Register nominations: The Curry House, individually listed in 1987, and the West Side Historic District as a contributing resource, listed in 2011. In evaluating the outbuilding per the boundaries of these National Register nominations, review is needed to understand what their significance is in as listed resources and if they do not meet the National Register criteria, they are deemed “non-contributing” or “not eligible.”

Abraham Curry House (NR No. 87000501)

The Abraham Curry House was listed on the National Register on February 27, 1987 as an individual nomination (see **Appendix B**). As an early nomination, it does not mention any period of significance for resources on the Abraham Curry parcel, but one can articulate it is 1871-1919 when the property transfers out of the family's hands. The nomination only records the main Curry House as a contributing resource for listing.

The nomination articulates the property is significant to Abraham Curry as an important person (Criterion B) and Curry's vernacular style home with classical details (Criterion C). The National Register argument for this outbuilding is,

The Curry House Outbuilding is not associated with Abraham Curry or any of his family members (Criterion B). The outbuilding is a simple building, built c.1943, and doesn't represent appears to reuse historic fabric from the site, such as sandstone pavers and an original 1870s door (Criterion C). Therefore, this outbuilding is “non-contributing” to the Curry House National Register nomination.

West End Historic District (NR No. 11000785)

The West Side Historic District was listed on the National Register on November 2, 2011 as an approximately 70-acre historic district that includes 194 primary resources and 145 secondary resources, equaling 246 contributing resources (see **Appendix C**). Primary resources are main contributing resources, such as the Curry House, where secondary resources are listed as garages and outbuildings, and include the Curry House Outbuilding. The nomination's period of significance is recorded from 1859-1945; therefore, the c.1943 outbuilding is within this period.

The nomination includes Carson City's founding in 1858 to the post-World War II. The nomination's summary details the historic district was listed for its association with Carson City's founding and settlement connected commerce and politics (Criterion A). In addition, the historic district was listed for its architecture (Criterion C). The National Register argument for this outbuilding is,

The Curry House Outbuilding is a secondary resource within the West Side Historic District, and not a primary resource. Additionally, the outbuilding is not associated with Carson City's founding or settlement and is an auxiliary resource on the larger Curry House parcel (Criterion A). The outbuilding is a subsidiary resource within the district and has no architectural style or character-defining details to a style, and actually reuses historic fabric from its site (Criterion C). Therefore, this outbuilding is “non-contributing” to the West Side Historic District National Register nomination.

In conclusion, the Curry House Outbuilding does not appear to be a contributing resource to the 1987 Abraham Curry House nomination and is considered a “non-contributing” resource in the West Side Historic.

Architectural Integrity

In order for the Curry House Outbuilding to be eligible to the West Side Historic District, the building must retain its architectural integrity (*location, design, setting, materials, workmanship, feeling, and association*).

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Curry House Outbuilding is situated on its original *location* from the 1940s, built by the Berning Family who owned the property from 1926-1946. However, the outbuilding is not associated with any historic event but does retain its original location on the property.

Design is the *combination* of elements that create the form, plan, space, structure, and style of a property.

The Curry House Outbuilding reuses historic fabric from around the property and has had significant modifications overtime to both its interior and exterior. The building overall does not represent any particular *design* or architectural style.

Setting is the physical environment of a historic property. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as: Topographic features (a gorge or the crest of a hill); Vegetation; Simple manmade features (paths or fences); and Relationships between buildings and other features or open space.

The Curry House Outbuilding's *setting* is situated behind the 1871 Abraham Curry House in its backyard. There is no existing landscaping around the resource or any paths to it, unlike the other outbuilding on the property, a garage, which is directly connected to a driveway entrance on West Telegraph Street. The outbuilding, however, does retain its original setting.

Materials are the physical elements that were combined, or deposited, during a particular period of time and in a particular pattern or configuration to form a historic property.

The Curry House Outbuilding historic *materials* are reused from around the property or new, synthetic materials added in the last 20 years. Built in c.1943, the outbuilding doesn't represent a particular period of time nor retain its original materials and both its interior and exterior have been significantly altered.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The Curry House Outbuilding retains no physical evidence to a specific *workmanship* or historic period. The building has been altered since its construction in the 1940s.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The Curry House Outbuilding does not represent any historic sense of place due to its recent alterations and overall does not convey a *feeling* to the overall Curry House property.

Association is the direct link between an important historic event or person and a historic property.

The Curry House Outbuilding has no *association* with any historic events or Abraham Curry, and is a secondary outbuilding on the property.

In conclusion, the Curry House Outbuilding retains its location and setting; however, lacks integrity for it design, materials, workmanship, feeling, and association to be eligible. The outbuilding lacks a majority of its architectural integrity and is determined to be a "non-contributing resource in the West Side Historic District.

V. CONCLUSION

The Curry House Outbuilding has been evaluated in accordance with existing National Register nominations from 1987 and 2011. The outbuilding is not significant to Abraham Curry and was built c.1943. The building lacks historic significance and mainly architectural integrity to be included as a “contributing” resource in either of these nominations. It is determined to be a “non-contributing” building in the West Side Historic District.

The Curry House Outbuilding is not a historic resource and the proposed project by Nevada Style Real Estate & Construction Services to demolish and repurpose existing historic materials from this resource into a new construction would be acceptable as a project in giving new life to a very altered building. The repurposing of the outbuilding’s materials, such as the “Prison Stone Quarry” sandstone blocks, a 1870s 4-panel door, and wood windows, retained on the property would provide historic character to any new construction.

It is recommended that the new garage and repurposed historic fabric of the outbuilding be compatible with the 1871 Curry House, as well as be in accordance with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties* and any Carson City Design Guidelines for the West Side Historic District.

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APPENDIX A. Abraham Curry House, Historic American
Building Survey Report (1972)

Abraham Curry House
406 N. Nevada St.
Carson City
Nevada

HABS NO. NEV-13-13
HABS
NEV.
13 CARCI
12.

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

ABRAHAM CURRY HOUSE

HABS No. NEV-13-13

HABS
NEV.
13. CARCI
12.

Location: 406 North Nevada Street, Carson City, Nevada

Present Owner: August Berning and D.E. Berning

Present Occupant: None

Present Use: Vacant

Statement of Significance: This house was built and lived in by the founder of Carson City, who was also the first Superintendent of the U.S. Mint at Carson. The house resembles much earlier prototypes and is largely in its original state.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: circa 1871. In the Storey, Ormsby, Washoe and Lyon Counties Directory for 1871-72, Curry's address is given as The Warm Spring Hotel. The 1873 Directory has him living at the NW corner of Telegraph and Nevada, the property herein considered. A panoramic photograph of Carson City dated 1869 reproduced both in the Second Biennial Report of The Nevada Historical Society 1909-1910 and Davis' The History of Nevada shows the house. The dating of this photograph is, however, questionable. Lastly it should be remembered that Curry did not acquire the property until December 1870, and the purchase price (\$600 for 8 lots) would not indicate that there was any substantial structure on the land at that time.
2. Architect: none known. It is highly likely that Curry, who constructed the United States Mint at Carson City and who is reputed to have said "There isn't a stone building in Carson City that I did not erect;" designed his own home. There is certainly no reason to think that he did not at least supervise its construction.
3. Original and subsequent owners:

The Abraham Curry House is built on lots 5 and 8 of Block 39 of Proctor and Green's Division of Carson City (Frank M. Proctor and B.F. Green were two of the four original purchasers in 1858 of the Eagle Ranch, upon which Carson

ABRAHAM CURRY HOUSE
HABS No. NEV-13-13 Page 2

City was platted. The property changed hands several times in the 1860's and was purchased by Curry in 1870. The following references tracing the title of these lots are found in the Ormsby County, Nevada, Deed Books:

- 1870 Deed, December 13, 1870 recorded in Book 14, page 133. A. Curry purchased lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 39 from H.O. Beatty for \$600.00.
- 1871 Deed March 28, 1871, recorded in Book 14, page 192. A. Curry bought lot 9 of Block 39 from Moritz Fisher for \$175.00.
- 1875 Deed April 5, 1875, recorded in Book 16, page 291. Mary A. Curry sold to Jennie E. Turner lot no. 9 in Block 39 of Proctor and Green's Division, fronting on Nevada Street 35 feet and on Telegraph Street 90 feet, for \$200. (This is the lot on the southeast corner of the block).
- 1876 Deed September 30, 1876, recorded in Book 18, page 247. Frank Campbell bought from Maryette Curry and daughters, lots 1, 2, 3 and 4 of Block 39 of Proctor and Green's Division of Carson City for \$1,500.00 (This is the portion of the block to the north of the Curry House, upon which the Chartz House (HABS No. NEV-13-15) was built).
- 1890 Deed December 4, 1890, recorded in Book 25, page 333. Mary A. Curry, widow of A. Curry, deeded to Mariette Curry, her daughter, all of lots 5, 6, 7 and 8 in Block 39 of Proctor and Green's Division of Carson City for \$5.00.
- 1902 Deed August 2, 1902, recorded in Book 29, page 420. W.H. Cowan (Curry's grandson) bought from George W. Cowing, Ormsby County Treasurer and ex officio tax collector "lots 5, 6, 7, 8 and 10 in Block 39 (Stone Dwelling)" for \$31.92. (For fiscal year 1900, there was a delinquent tax on the property and it was consequently offered for sale).
- 1915 Deed December 18, 1915, recorded in Book 36, page 533. Lucy Ann Metrick of San Francisco deeded lot 9 of Block 39 to Mrs. W.H. Cowan for \$10.00. (This is the southeast corner lot of the property, see supra 1875).

ABRAHAM CURRY HOUSE
HABS No. NEV-13-13 Page 3

- 1919 Deed November 4, 1919 recorded in Book 37, page 152. Julia E. Cowan (Mrs. W.H. Cowan) of Reno deeded the property to A. Berning.
- 1926-72 During the past 46 years the title to the property has changed hands several times among members of the Berning family. Deeds concerning these changes are found in the following: 1926 (Book 413 page 101), 1937 (Book 43, page 458), 1938 (Book 43, pages 456, 457), 1939 (Book 46, pages 152, 153). The last inhabitants of the house were Pierre and Edith (Berning) Marconnot. Since Mrs. Marconnot's death in 1971, the house has been vacant. Title is currently in the hands of August Berning Jr. and Duane E. Berning, Jr. (Official Records Book 116, page 129).
4. Original plans, constructions, etc.: none known. The building is constructed of stone from the Nevada State Prison Quarry.
5. Alterations and additions: Originally the house had an octagonal cupola centered on the ridge of the roof. The cupola was of one stage, each face being glazed, and was capped with a projecting cornice and a truncated, pyramidal roof. The cupola, Georgian in style, served as a skylight for the dining room of the house, which was otherwise without exterior light.

There was also a front porch of five-bays which ran in front of the projecting front pavillion and returned against the walls of the main block. Porch supports were panelled, square pillars with caps supporting a cornice which appears to have been a reduced version of that on the house itself, except that there was no freize.

Both the cupola and the porch were removed during the Berning ownership.

The rear wing, which is of stone construction on its south and west walls, and frame on the north, is said to have been constructed after the main house to serve as the school-room for a private shcool conducted by Maryette Curry, Abraham's daughter. The wing shows in the early panoramic view of Carson City (see C. 1.) and was undoubtedly an extremely early addition. It was later converted into a kitchen and service area.

The Marconnots, who most recently occupied the house, made it into two apartments, but did not effect any major structural changes in so doing.

B. Historical Events and Persons Connected with the Structure:

Abraham, Abram, or Abe, Curry was born in Ithaca, New York in 1815. Little is known of his early career, but by 1858 he was in Western Utah. In company with three other men, he came to Genoa in that year from California, intending to establish a general store there. Finding the price of land in Genoa too high, the four men - A. Curry, B.F. Green, Frank M. Procotr and J.J. Musser - rode a few miles north to Eagle Valley, then owned by John Mankin, who operated the Eagle Ranch. They asked Mankin the price, which was the same as a small lot in Genoa, and bought it from him for even less than his first asking.

Although there were four "proprietors" of the Eagle Ranch, from all accounts it seems that Curry is the one to whom credit should be given for making the ranch into a town. It was he who in September 1858 proposed to have a town site surveyed and platted. This was soon done, and an equal division of town lots made between the four. At first, the partners are said to have sold the lots for \$50.00 or to have given them away to any who would build on them.

Curry, however, became sole owner of that portion of the property known as the Warm Springs, just to the east of the townsite. Green sold his one-quarter share for a pony and Proctor and Musser gave Curry their interests in this parcel.

On this tract, Curry established both a sandstone quarry and built a stone hotel, one hundred feet long, thirty-two feet wide and two stories high. It was to this hotel which Curry invited the first Territorial Legislature in October 1861. (Governor Nye had issued a proclamation in the summer that the newly elected legislators would assemble in Carson City on October 1, 1861).

This first Territorial Legislature held a forty-nine day session, and on the last day, November 29, 1861, declared Carson City the county seat of Ormsby County. The County Commissioners at first met in rented quarters but on October 14, 1862, they purchased the "Great Basin Hotel", another of Curry's enterprises, for \$42,500.00, and converted it into a courthouse.

Among the several offices created by the first Legislative Assembly of the Territory of Nevada in 1861 was that of Warden of the Prison. On January 1, 1862, Governor Nye appointed Curry to fill this position. Curry leased his property at

Warm Springs for the prison. On the property was the stone quarry, where the prisoners could be put to work, and which provided the building material for many of the city's early buildings. In 1862, the quarry was described as covering some sixty acres.

Curry served as Warden of the State Prison for several years, and in 1864 the Territory of Nevada paid him \$80,000 for the prison and twenty acres of land, including the stone quarry. During this same year Curry and an associate were granted the right to build, and charge a toll on, a macadamized road from Carson to Empire City.

As early as 1862, the United States Congress had recommended the passage of a bill authorizing the construction of a branch mint in Carson City. Due to many reasons, it was not until 1865 that a mint in Carson City was finally approved. In December of that year Abraham Curry was named by Secretary of the Treasury Hugh McCulloch as one of the three Commissioners to establish the Mint at Carson City. When on July 17, 1866, the plans, specifications, and authorization papers arrived in Carson City from Washington, they were addressed to A. Curry, "Superintendent of Construction." Curry was also elected County Surveyor of Ormsby County in 1866, a position he held for two years. In 1867, he was one of the charter members of the Carson Encampment No. 2 of the Independent Order of Odd Fellows. The Mint (see HABS No. NEV-13-22) was completed by December, 1869, and when it began operation in January, 1870, it was A. Curry who had been promoted from Superintendent of Construction to Superintendent of the Mint. The document, dated April 15, 1869, and signed by President Grant, appointing Curry as Superintendent is still preserved and displayed in the building.

Curry served as Superintendent of the Mint until September 1870, when he resigned to campaign for the Republican nomination for Lieutenant-Governor, a race he lost.

Curry's next big project was the building of the mammoth shops for the Virginia and Truckee Railroad (HABS No. NEV-13-7) in Carson City. Construction began in December 1872 and was completed in July 1873. The grand ball, held on the Fourth of July 1873, by which Curry inaugurated the new shops, was his swan song. On October 19 of that year, at the age of 58, he died. His funeral was the largest held up to that time in Carson City and the Mint ceased operations for the day out of respect to its first superintendent. He is buried in Lone Mountain Cemetery, Carson City.

In spite of, or perhaps because of, his far-flung enterprises, Abe Curry, according to his widow, died with just one dollar in his pocket. In the years after his death, the neighbors helped pay the bills, provided firewood, etc. Maryette Curry taught a private school in the rear wing and boarders were taken in. Still, portions of the property were sold in 1875 and 76.

In 1902, there were delinquent taxes on the property, and W.H. Cowan paid them and obtained title to the property. Cowan was the son of Elvira Curry, Abe's daughter. The Cowans owned the property until 1919, when it passed out of the hands of the builder's family.

C. Sources of Information:

1. Old views: The Nevada State Museum has an early view of the house, showing the porch and cupola. This is also reproduced on page 10 of "Mint Mark "CC" (see bibliography below), and is reproduced in the HABS records.

The house may also be seen in a panoramic photograph of Carson City, dated 1869, which is reproduced facing page 979 of The History of Nevada by Davis, and in the Second Biennial Report of the Nevada Historical Society, 1909-1910.

2. Bibliography:

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

Hickson, Howard. Mint Mark "CC". Carson City: Nevada State Museum, 1972.

Storey, Ormsby, Washoe, and Lyon Counties Directory, 1871-77, Sacramento: M.S. Crocker and Co.

Thompson, Thomas H. and Albert A. West. History of Nevada Berkeley, California: Howell-North, 1958. (Facsimile reprint of this volume which was originally printed in 1881.

Prepared by: S. Allen Chambers, Jr.
Architectural Historian
Historic American
Buildings Survey
November 1972

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Merit and Interest: A late nineteenth-century house resembling much earlier prototypes in the eastern states, substantially built, with details of Georgian derivation, largely in its original state; the home of an important historical figure.
2. Condition of fabric: Stone masonry is in good condition; woodwork is deteriorating. The house is unoccupied and has been for some time.

B. Description of Exterior:

1. Overall dimensions: approximately 36 ft. by 55 ft. (7 bays), excluding a narrow added wing 40 ft. long. One story. The original portion is rectangular with slight-projecting pavilions at the center of the two long walls. When considering the added wing, the whole becomes an L-shape.
2. Foundations: The foundations are low, built of sandstone, with a plain water table.
3. Walls: The east front is regular sandstone ashlar; the other sides are random ashlar. The color is dull yellow or light brown. This stone was quarried locally, at the site of the State Penitentiary. It was dressed variously with picks, plain chisels and tooth chisels; presumably this was done by prisoners. Margins are drafted only at corners. Plain lintels project about 1 1/2" beyond the face of the wall. Window sills are plain. Mortar joints are raised. The walls are generally in good condition; some mortar joints have been repointed in recent years.
4. Structural system: Exterior load-bearing masonry walls; wooden floor and roof system.
5. Porches, Stoops: A modern concrete stoop or terrace extends across the entire east front. Two granite steps which lead up to this terrace appear older, however, and may be contemporary with the original granite threshold of the entrance.

The north side of the west wing is taken up by a five-bay

ABRAHAM CURRY HOUSE
HABS No. NEV-13-13 Page 8

wooden porch, which is visibly deteriorated. It has four columns which are square in plan and have moulded capitals.

6. Chimneys: There are five brick chimneys, all along the perimeter: one on the south wall near the east end, another on the south wall of the wing, one at the interior angle of the L, one at the center of the west wall, and one at the center of the north wall.

7. Openings:

- a. Doorways and doors - The entrance is at the south corner of the central pavilion on the east front. The opening is rectangular, being spanned by a sandstone lintel. Within the masonry opening there are a wooden casing, colonnettes and transom bar, so that the single door is framed by sidelights and transom light. The jambs and soffit of the casing are paneled, the doorway being deeply recessed. The door has two moulded panels: a large glazed one above and a smaller one, nearly square, below. Below each sidelight, which is divided into two panes by a muntin, there is a paneled wooden section resting on a plinth. The colonnettes have compound shafts; their capitals are now deteriorated to the point that one cannot discern whether or not they once contained ornamental mouldings or carving. The portion of the transom immediately above the door contains a diamond-shaped pane and four trapezoidal panes; at each end of the transom there is a single vertical pane.

The glass in the sidelights and transom appear to have been etched with an ornamental pattern.

- b. Windows: Window openings are rectangular and have no trim other than that afforded by the lintels and sills. Small wooden casings are set well back in the jambs. Double-hung sash have four lights above four lights. They are noticeably deteriorated.

8. Roof

- a. Shape: The original portion has a hip roof, covered with composition shingles which appear to have been recently applied. The wing has a shed roof, in poor condition. There are no dormers.

- b. Cornice: This is wooden. There is a plain frieze with a moulding at the lower and upper edges. The cornice proper has a block modillion course and terminates in a cyma recta. There are some signs that this woodwork is deteriorating.

The wing has no real cornice; in its place there is a simple board along the upper part of the wall.

C. Description of Interior:

Access was not allowed to the interior of the Curry House. The following description is based on information provided by Mr. Ronald Machado of Carson City, who resided in the Chartz House (HABS No. NEV-13-15) next door for several years and who is familiar with the Curry House.

Plan: The central pavillion of the original portion consists primarily of a hall, parlor and dining room; with a rear hall, kitchen, bath, and closet at the rear. These latter rooms are very small and represent later modifications of the original plan.

To the left of the hall is the master bedroom, behind which is a small sitting room. To the right of the parlor is a guest bedroom and behind it another, this latter guest bedroom is entered through the dining room.

In the rear ell are another kitchen, bath and washroom, or laundry. The two kitchens reflect the conversion made by the Marconnots into two apartments. The dining room and parlor are separated by very thick "buttress walls." These were necessary to carry the roof and cupola structure above. The dining room which has no exterior walls, had no natural light source. Originally the cupola, seen in the early photograph, provided natural illumination to this room.

Trim in the house is very plain, typical doors are five panelled. There are round plaster medallions or rosettes in the major rooms ceilings. The ceilings are 16 feet high, and the stone walls some 22 inches thick.

D. Site and Surroundings:

This is a level site at the northwest corner of Nevada and

ABRAHAM CURRY HOUSE
HABS No. NEV-13-13 Page 10

Telegraph Streets. The house faces east toward Nevada Street. An old wooden picket fence encloses the yards; it has simple pedestals with moulded caps at intervals.

Prepared by: Harley J. McKee
Supervisory Architect
National Park Service
Date of visit - August 19, 1972

PART III. Project Information

These records are part of the documentation made during the latter half of 1972 and the summer of 1973 in a project undertaken by the Historic American Buildings Survey in cooperation with the Nevada State Park System to record structures in Carson City and nearby areas.

The project was under the general supervision of John Poppeliers, Chief, Historic American Buildings Survey. Eric R. Cronkhite, Administrator, Nevada State Park System, and Mrs. Marshall Humphreys of the Nevada Landmarks Society assisted the HABS recorders in Nevada. Professor Harley J. McKee, Supervisory Architect, National Park Service, selected the subjects and provided architectural data for the sixteen Carson City structures which were recorded. Historical documentation for these buildings was prepared by S. Allen Chambers, Jr., Architectural Historian, Historic American Buildings Survey. Project Supervisor for the 1973 Nevada Summer Team, which produced the measured drawings, was Robert L. Hartwig of Harvard University. Student assistant architects were John T. M. Creery (University of Utah), Robert P. Mizell (University of Florida), and Jack W. Schafer (University of Cincinnati). Photographs were made by Aaron A. Gallup of Sacramento, California.

APPENDIX B. Abraham Curry House, National Register
Nomination (1987)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED FEB 27 1987

DATE ENTERED

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

1 NAME

HISTORIC

Abraham Curry House

AND/OR COMMON

Abraham Curry House

2 LOCATION

STREET & NUMBER

406 North Nevada Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Carson City

N/A VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Nevada

CODE

32

COUNTY

Carson City

CODE

025 570

3 CLASSIFICATION

CATEGORY

__DISTRICT

☒ BUILDING(S)

__STRUCTURE

__SITE

__OBJECT

OWNERSHIP

__PUBLIC

☒ PRIVATE

__BOTH

PUBLIC ACQUISITION

__IN PROCESS

__BEING CONSIDERED

N/A

STATUS

☒ OCCUPIED

__UNOCCUPIED

__WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

__YES: UNRESTRICTED

__NO

PRESENT USE

__AGRICULTURE

__MUSEUM

☒ COMMERCIAL

__PARK

__EDUCATIONAL

__PRIVATE RESIDENCE

__ENTERTAINMENT

__RELIGIOUS

__GOVERNMENT

__SCIENTIFIC

__INDUSTRIAL

__TRANSPORTATION

__MILITARY

__OTHER:

4 OWNER OF PROPERTY

NAME

Norman Y. Herring and Stephen Wassner

STREET & NUMBER

406 North Nevada Street

CITY, TOWN

Carson City

N/A VICINITY OF

STATE

Nevada

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Carson City Courthouse

STREET & NUMBER

Carson Street

CITY, TOWN

Carson City,

STATE

Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

The Architecture of Carson City, Nevada, Selection from HABS, No. 14.

DATE

1972

☒ FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington,

STATE

D.C.

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

Summary

The Abraham Curry House is a single story, symmetrical masonry dwelling supported by a sandstone foundation and terminating in a hip roof. The Vernacular style dwelling, constructed c. 1871 by Abraham Curry, incorporates details of Georgian and Greek Revival derivation in its design. The dwelling retains its architectural integrity and is currently used as law offices.

Site:

The Abraham Curry House occupies a landscaped lot located at the northwest corner of Nevada and Telegraph Streets in Carson City. The dwelling is oriented east towards Nevada Street. The perimeter of the site is defined by a simple, wooden picket fence.

Elaboration:

The Abraham Curry House is a seven bay building constructed in two stages. The original house is rectangular in plan measuring approximately 36'-0" by 55'-0" with slightly projecting pavilions at the center of the two long walls. A narrow 40'-0" addition is located to the rear of the building resulting in an overall L-shaped plan.

The building is constructed in sandstone locally quarried at the Nevada State Penitentiary in Carson City. The principal elevation (E) is built in coursed ashlar while the remaining elevations are built in random ashlar. Sandstone blocks were dressed with picks, plain chisels and tooth chisels. Margins are found only at the building corners.

Building windows are four-light-over-four-light, double hung sash set beneath slightly projecting sandstone lintels and plain, sandstone sills. The principal entrance is located on the east elevation and includes a contemporary, wooden, period door. A concrete terrace extends across the east elevation.

The original, rectangular building terminates in a hip roof sheathed in composition shingles while rear addition terminates in a shed roof. Five, brick chimneys are located at the perimeter of the structure along the secondary elevations. A wooden cornice incorporating block modillions with a cyma recta molding bands the building.

The central pavillion of the original building includes a hall, parlor and dining room reflecting the dwelling's original plan. Interior detailing includes simple molded woodwork and five panel doors. Elaborate plaster medallions are located in the principal first floor rooms. Ceilings are 16'-0" high and interior masonry walls are 22" thick.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES C. 1871

BUILDER/ARCHITECT Abraham Curry

STATEMENT OF SIGNIFICANCE

Summary

Criteria B and C

The Abraham Curry House is a single story, masonry building constructed c. 1871 by Abraham Curry, the founder of Carson City and first Superintendent of the United States Mint in Carson City. The dwelling served as Curry's home from its construction until his death on October 19, 1873. The Abraham Curry House is architecturally significant for the quality of its vernacular design which incorporates earlier architectural prototypes.

Elaboration:

The following overview of Abraham Curry's career was prepared by S. Allen Chambers, Jr., Architectural Historian, HABS in November, 1972.

Historical Events and Persons Connected with the Structure:

Abraham, Abram, or Abe, Curry was born in Ithaca, New York in 1815. Little is known of his early career, but by 1858 he was in Western Utah. In company with three other men, he came to Genoa in that year from California, intending to establish a general store there. Finding the price of land in Genoa too high, the four men - A. Curry, B. F. Green, Frank M. Proctor and J.J. Musser - rode a few miles north to Eagle Valley, then owned by John Mankin, who operated the Eagle Ranch. They asked Mankin the price, which was the same as a small lot in Genoa, and bought it from him for even less than his first asking.

Although there were four "proprietors" of the Eagle Ranch, from all accounts it seems that Curry is the one to whom credit should be given for making the ranch into a town. It was he who in September 1858 proposed to have a town site surveyed and platted. This was soon done, and an equal division of town lots made between the four. At first, the partners are said to have sold the lots for \$50.00 or to have given them away to any who would build on them.

Curry, however, became sole owner of that portion of the property known as the Warm Springs, just to the east of the townsite. Green sold his one-quarter share for a pony and Proctor and Musser gave Curry their interests in this parcel.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Attachment

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A 11 260780 4338630
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

The Abraham Curry House occupies lots 5 and 8 of Block 39 of Proctor and Green's Division of Carson City. These lots are located at the northwest corner of Nevada and Telegraph Streets

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

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kathryn M. Kuranda, Architectural Historian

ORGANIZATION

Historic Preservation and Archeology

STREET & NUMBER

201 South Fall Street, Room 106

CITY OR TOWN

Carson City

DATE

January 23, 1987

TELEPHONE

(702) 885-5138

STATE

Nevada

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

**United States Department of the Interior
National Park Service**

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date entered

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Item number 7

Page 2

The building originally included an octagon cupola centrally located on the roof ridge. This glazed element terminated in a pyramidal roof and provided light to the interior dining room. A five bay porch supported by panelled piers and incorporating a cornice similar to that of the original dwelling originally spanned the east elevation. The cupola and porch were removed c. 1930.

The rear wing addition includes south and west masonry walls and a north frame wall. The wing is reported to have been constructed to house a private school conducted by Maryette Curry, daughter of Abraham Curry.

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date entered

Continuation sheet

Item number 8

Page 2

On this tract, Curry established both a sandstone quarry and built a stone hotel, one hundred feet long, thirty-two feet wide and two stories high. It was to this hotel which Curry invited the first Territorial Legislature in October 1861. (Governor Nye had issued a proclamation in the summer that the newly elected legislators would assemble in Carson City on October 1, 1861).

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Continuation sheet

Item number 8

Page 3

Curry served as Superintendent of the Mint until September 1870, when he resigned to campaign for the Republican nomination for Lieutenant-Governor, a race he lost.

Curry's next big project was the building of the mammoth shops for the Virginia and Truckee Railroad (HABS No. NEV-12-7) in Carson City. Construction began in December 1872 and was completed in July 1873. The grand ball, held on the Fourth of July 1873, by which Curry inaugurated the new shops, was his swan song. On October 19 of that year, at the age of 58 he died. His funeral was the largest held up to that time in Carson City and the Mint ceased operations for the day out of respect to its first superintendent. He is buried in Lone Mountain Cemetery, Carson City.

In spite of, or perhaps because of, his far-flung enterprises, Abe Curry, according to his widow, died with just one dollar in his pocket. In the years after his death, the neighbors helped pay the bills, provided firewood, etc. Maryette Curry taught a private school in the rear wing and boarders were taken in. Still, portions of the property were sold in 1875 and 76.

In 1902, there were delinquent taxes on the property, and W. H. Cowan paid them and obtained title to the property. Cowan was the son of Elvira Curry, Abe's daughter. The Cowans owned the property until 1919, when it passed out of the hands of the builder's family.

Criteria C

The Abraham Curry House is a vernacular style dwelling incorporating details of Greek Revival and Georgian derivation. As in the case of many Carson City residential buildings dating from the late nineteenth century, the Curry House is a sophisticated "survivalist" design derived from earlier eastern prototypes. Curry, who is credited with the design and construction of the dwelling, was born in Ithaca, New York in 1815. The classical inspiration of the Nevada Street dwelling as well as that of the public buildings erected under Curry's direction, may be traced to New York State prototypes. The building is one of the few residential buildings of the period to be executed in masonry. The structure is representative of Carson City's early residential architecture in its integration of stylistic elements from earlier architectural periods.

1. S. Allen Chambers, Jr., *The Architecture of Carson City, Nevada* (Washington, D.C.: Historic American Building Survey, 1971), pp. 155-157.

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Continuation sheet

Item number 9

Page 2

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

Hickson, Howard, Mint Mark "CC", Carson City: Nevada State Museum, 1972.

Historic American Building Survey, The Architecture of Carson City Nevada,
Selections from the Historic American Building Survey, No. 14, Washington, D.C.
HABS, 1972.

Old Views: Nevada Historical Society, Photographic Collection, Reno, undated.

Storey, Ormsby, Washoe, and Lyon County Directories, 1871-77, Sacramento:
M.S. Crocker and Company.



