







APPENDIX C. West Side Historic District, National  
Register Nomination (2011)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name West Side Historic District

other names/site number \_\_\_\_\_

## 2. Location

street & number Roughly bounded by Curry, Mountain, Fifth, and John streets  not for publication

city or town Carson City  vicinity

state Nevada code NV county Carson City code 510

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box)

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

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

Contributing	Noncontributing	
233	82	buildings
0	0	district
0	0	site
0	7	structure
13	4	object
246	93	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**  
18

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- DOMESTIC: secondary structure
- COMMERCE: professional
- COMMERCE: specialty store
- RELIGION: religious facility
- LANDSCAPE: street furniture/object

**Current Functions**

(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- DOMESTIC: secondary structure
- COMMERCE: business
- COMMERCE: professional
- COMMERCE: specialty store
- RELIGION: religious facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

see continuation sheet at end of section 7

**Materials**

(Enter categories from instructions)

see continuation sheet at end of section 7

foundation: section 7

walls:

roof:

other:

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

see continuation sheet

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**Narrative Description**

see continuation sheet

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

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

**Period of Significance (justification)**

The period of significance begins with the platting of Carson City in 1858 and concludes in 1945 with the shift to post-war architectural traditions.

**Criteria Considerations (explanation, if necessary)**

N/A

**Areas of Significance**

(Enter categories from instructions)

see Statement of Significance Summary Paragraph and continuation sheet at end of section 8

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**Period of Significance**

1859-1945

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**Significant Dates**

1859

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**Significant Person**

(Complete only if Criterion B is marked above)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

see continuation sheet at end of section 8

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**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

see continuation sheet

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

see continuation sheet

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**Developmental history/additional historic context information** (if appropriate)

see continuation sheet

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** Approximately 70 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>11</u> Zone	<u>260740</u> Easting	<u>4339290</u> Northing	3	<u>11</u> Zone	<u>260950</u> Easting	<u>4338120</u> Northing
2	<u>11</u> Zone	<u>261000</u> Easting	<u>4339290</u> Northing	4	<u>11</u> Zone	<u>260580</u> Easting	<u>4338140</u> Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated area is depicted on the 1:200-scale map that accompanies the nomination.

**Boundary Justification** (explain why the boundaries were selected)

The nominated area encompasses the majority of the surviving historic houses and other building types that constitute the principal historic residential neighborhood of the city of Carson City.

**11. Form Prepared By**

name/title J. Daniel Pezzoni

organization Landmark Preservation Associates date May 5, 2011

street & number 6 Houston St. telephone (540) 464-5315

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

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Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheet

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

## Section 7

### Summary Paragraph

Carson City's West Side Historic District encompasses approximately seventy acres at the historic core of Nevada's capital city. Located in Eagle Valley, Carson City was laid out in 1858 as an orthogonal grid with a north-south orientation following section lines. The district is linear in form with a maximum north-south dimension of 3,300 feet from Fifth Street on the south to near John Street on the north, and a maximum east-west dimension of 1,800 feet from Curry Street on the east to past Mountain Street on the west. Relatively flat topography characterizes the district, which rises from an elevation of approximately 4,675 feet above sea level on the east to approximately 4,710 feet on the west. The rise in elevation east to west reflects the city's placement on a gently sloping terrace that fans out eastward from the base of the Carson Range. Historically the district was watered by Kings Canyon Creek and Ash Canyon Creek, but these streams have been placed underground. Just beyond the eastern edge of the West Side Historic District runs the north-south axis of Carson Street (US Highway 395 Business). Carson Street was designated the principal thoroughfare at the time of platting and consequently the city's main commercial and governmental buildings were built along it. Chief among these is the Nevada State Capitol, which stands in an originally four-acre public square that was laid out at the time of platting. The square was originally known as the Plaza but since the 1870s has been referred to as the Capitol Square. Most of the city's surviving early houses were constructed to the west of Carson Street, hence the concentration that today forms the historic district. The more residential streets were also the location of churches—several of Nevada's earliest church buildings stand in the area—and institutional buildings like schools and hospitals that directly served the populace. In the early 1870s facilities of the Virginia and Truckee Railroad were built near the north end of the district, an area that was near the north edge of the city at the time, and rail lines extended along Caroline and Washington streets through the district.

### Narrative Description

A total of 194 primary resources and 145 secondary resources are counted in the district for a total of 337 resources. Most of these resources are classified as buildings (93 percent). A total of 246 resources (73 percent) are classified as contributing to the character of the district and 93 resources (27 percent) are classified as noncontributing. This latter group is composed primarily of buildings constructed after the end of the period of significance in 1945 but includes a few historic buildings that have lost integrity. Secondary resources such as post-1945 garages and sheds constitute a high proportion of the noncontributing resources. Dwellings, mostly single-family, constitute the most numerous building type in the district followed by domestic outbuildings, churches, and commercial buildings.

Carson City's historic houses were constructed in a variety of forms, materials, and styles. A popular house type was the compact gabled dwelling of one-story or story-and-a-half height constructed of frame, stone, brick, or concrete block (and originally adobe as well). The gabled forms could be combined in various ways to create more complex house plans, and with the addition of porches (open or glassed in) and architectural ornament could make stylish residences. A number of wealthy and ambitious owners constructed larger residences that rank among the most architecturally sophisticated historic buildings in the city. Many historic dwellings do not show a pronounced style; others show the influence of the Greek Revival, Gothic Revival, Italianate, Victorian, Second Empire, Queen Anne, Shingle Style, Classical Revival, Colonial Revival, Tudor Revival, Mission, and Craftsman styles. Infill residential construction continued in the district through the end of the period of significance in 1945. Later construction includes houses (primarily Ranch houses) with a scattering of apartment buildings, garages, sheds, commercial buildings, and office buildings. The Gothic Revival style was favored for the district's historic church buildings on account of its medieval ecclesiastical associations, but the district's oldest church, First Presbyterian Church (1862-64), was built in the Italianate style. The architectural dimension of the district's historic resources is discussed in greater detail in Section 8, primarily in the architecture context but also in other historic contexts.

At the time of the city's establishment its site was an almost featureless sagebrush plain, but townfolk quickly endeavored to beautify their properties (and enhance their value) by planting shade and fruit trees and setting out gardens. Early newspaper articles are full of praise for these beautification efforts. An 1875 bird's-eye perspective lithograph shows regular lines of street trees bordering many lots and orchards and groves on some lots, and a panoramic photograph

from a few years earlier confirms that street trees (some already two stories in height) and groves or orchards existed in the district. Shade and ornamental trees and other plantings were set out or replaced throughout the historic period and today form an important physical characteristic of the district.

### *Inventory Summary*

The inventory lists the primary and secondary resources of the district alphabetically by street and numerically by street address. Each property entry contains the following information: 1) address; 2) original construction date/period (documented or estimated date for the earliest portion of the resource); 3) property name (historic, current, or generic); 4) alternate or additional name(s) and/or address(es) as appropriate; 5) noting whether the property is individually listed in the National Register and the year of listing (listing date may differ from the date the nomination was prepared) as appropriate; and 6) status of the resource as contributing or noncontributing to the district and resource type (building, structure, or object). For noncontributing status, if the resource is dated within the period of significance (1858-1945) then it is listed as noncontributing on account of insufficient integrity. Resources built after 1945 are by definition noncontributing. Each entry also notes the existence of secondary resources (garages, sheds, mounting blocks, etc.; designated a., b., c., etc.) and their exact or estimated date/period of construction and contributing or noncontributing status. "Ca." is the abbreviation for "circa," meaning a date is estimated or conjectural. Addresses within the City database are generally given preference for the inventory and accompanying district map although occasionally addresses displayed on buildings are given priority. When an address is not built upon it is designated "VL" for vacant lot, which is not assigned contributing/noncontributing status.

Note about dating and naming: Dating relies principally on dates stated or implied by existing historic resource surveys (individual National Register nominations; Nylan 1993; Watson 1998 and 2000; Painter 2007; full citations in bibliography). Occasionally different dates are proposed based on documentary or architectural evidence. Dating is conservative; in other words, later dates are given preference so as not to exaggerate the age of resources. For example, when the 1875 bird's-eye perspective of Carson City by Augustus Koch is the earliest source consulted for the existence of a building, ca. 1875 is often proposed as the building date even though the building may be earlier. It is conceivable—in fact, likely—some buildings incorporate earlier structures than appears from exterior examination. This is likely for some of the district's automobile garages, which may have been converted from carriage houses or other outbuildings in the early twentieth century (a default date of ca. 1920 is often proposed for garages). City assessor dates, which are often in error, are typically used only when other evidence appears to support them. Secondary resource dates tend to be more approximate than dates for principal resources owing to the greater difficulty of dating outbuildings. Naming is also generally conservative. An effort has been made to link buildings to their original apparent owners or occupants, based on existing historic resource surveys and other sources, but occasionally the owner or occupant for the period during which the building appears to have been built is uncertain and a later owner name (or no name) is assigned.

### *Inventory*

313 W. Ann St. Ca. 1876. David Smail House. Individual National Register Listing (1985). Contributing building.

a. Ca. 1880. Secondary dwelling or workshop. Contributing building.

314 W. Ann St. Ca. 1880s. McCluen House. Contributing building.

a. Late 19<sup>th</sup> c. or ca. 1900. Garage (possibly earlier carriage house). Contributing building.

432-476 W. Ann St. Ca. 1950. House (duplex). Noncontributing building.

496 W. Ann St. Ca. 1900. House. Contributing building.

308 W. Caroline St. 1952. House (duplex). Noncontributing building.

309 W. Caroline St. 1939. Felesina House. Contributing building.

411 W. Caroline St. Ca. 1965. Apartments. Noncontributing building.

600 W. Caroline St. Ca. 1900. House. Contributing building.

a. Ca. 1950. Garage. Noncontributing building.

704 W. Caroline St. 1962. House. Noncontributing building.

708 W. Caroline St. Ca. 1930. House. Contributing building.

102 N. Curry St. 1875-76. Rinckel Mansion (Donald W. Reynolds Press Center). Individual National Register Listing (1975). Contributing building.

a. Ca. 1970. State Historical Marker No. 252. Noncontributing object.

b. Ca. 2000. Walled patio and fountain. Noncontributing structure.

112 N. Curry St. 1897. Joseph Raycraft House (State Agent and Transfer Syndicate Offices; house may have fabric earlier than 1897). Contributing building.

a. Late 19<sup>th</sup> c. Outbuilding and cellar. Contributing building.

412 N. Curry St. 1877. Hyman Olcovich House (Westwall Militaria). Contributing building.

a. Ca. 1877. Outbuilding. Contributing building.

b. Late 20<sup>th</sup> c. Shed. Noncontributing building.

512 N. Curry St. Late 19<sup>th</sup> or early 20<sup>th</sup> c. House. Contributing building.

1114 N. Curry St. 1874. Daniel Abell House. Contributing building.

102 S. Curry St. 1864. E. D. Sweeney Building. Contributing building.

106 S. Curry St. Ca. 1910. House. Noncontributing building.

110 S. Curry St. 1860s-1870s. Calvin H. Maish House (Great Basin Art Gallery). Contributing building.

200 N. Division St. 1865-67. First United Methodist Church, Carson City. (203-207 N. Division and 412 W. Musser additional addresses.) Contributing building.

a. 19<sup>th</sup> c. Mounting block. Contributing object.

212 N. Division St. 1874. Kelly-Schulz House. Contributing building.

a. 19<sup>th</sup> c. Bird bath and flower bed. Contributing object.

b. Late 19<sup>th</sup> c. Garage (possibly a carriage house earlier). Contributing building.

300 N. Division St. 1861. Saint Peter's Episcopal Church Rectory (John K. Trumbo House). (302 N. Division alternate address. 305 N. Minnesota may also be an alternate address.) Contributing building.

a. Ca. 1950. Garage. Noncontributing building.

b. Late 20<sup>th</sup> c. Shed. Noncontributing building.

314 N. Division St. 1867-68. Saint Peter's Episcopal Church. Individual National Register Listing (1978). (312 N. Division alternate address.) Contributing building.

a. 1975. Carson City Historical Commission monument. Noncontributing building.

402 N. Division St. 1970s. Apartments. Noncontributing building.

403 N. Division St. Ca. 1940. House (duplex). (405 N. Division additional address.) Contributing building.

411 N. Division St. Ca. 1940. House. Contributing building.

a. Ca. 1950. Garage. Noncontributing building.

412 N. Division St. 1906. Frank Norcross House (Kilpatrick, Johnston and Adler Law Offices). Contributing building.

a. Ca. 1906. Mounting block. Contributing object.

502 N. Division St. Ca. 1864. Orion Clemens House. Individual National Register Listing (1979). Contributing building.

a. Early or mid-20<sup>th</sup> c. Outbuilding. (410 W. Spear alternate address.) Contributing building.

503 N. Division St. Late 20<sup>th</sup> c. Casey, Neilon and Associates Accounting Offices. Noncontributing building.

504 N. Division St. Ca. 1940. Apartments. (440 W. Spear alternate address.) Contributing building.

507-511 N. Division St. Ca. 1940. Apartments. Contributing building.

a. Ca. 1940. Garage. Contributing building.

512 N. Division St. 1863. Haydon-Yerington House (Sierra Acupuncture and Healing Arts). Contributing building.

a. Ca. 2000. Garage and office. (Luv 'n Light Studio). Noncontributing building.

631 N. Division St. Ca. 2000. Building (Andrew G. Getas Dentist Offices). Noncontributing building.

704 N. Division St. Ca. 1870s. House. Contributing building.

705 N. Division St. Ca. 1940. House (duplex). Contributing building.

710 N. Division St. Late 20<sup>th</sup> c. Building (Susan McElhany Dentist Office). Noncontributing building.

812 N. Division St. 1869. Shubael and Cecelia Swift House. Contributing building.

a. Ca. 1900. Outbuilding (summer kitchen?). Contributing building.

b. Ca. 1930. Garage. Contributing building.

c. Ca. 1930. Coal shed. Contributing building.

902 N. Division St. Ca. 1950. House (duplex). (South end of house is addressed as 400 W. Ann.) Noncontributing building.

908 N. Division St. Ca. 1950. House. (The house may date to the 1920s.) Noncontributing building.

912 N. Division St. Ca. 1875. Beam House (Wellington Bookkeeping). Contributing building.

913 N. Division St. Ca. 1875. Murray House (Nancy Milligan Real Estate Offices). Contributing building.

a. Ca. 1875. Cellar. Contributing building.

1107-1111 N. Division St. Late 20<sup>th</sup> c. Apartments. Noncontributing building.

1177 N. Division St. Ca. 2000. Building. Noncontributing building.

111 S. Division St. Ca. 1870. House. Contributing building.

114 S. Division St. Ca. 1866. Henry and Margaret David House. Contributing building.

206 S. Division St. Late 20<sup>th</sup> c. Building. Noncontributing building.

225 S. Division St. Late 20<sup>th</sup> c. Building (Coldwell Banker Commercial Real Estate Office). (223 S. Division alternate address.) Noncontributing building.

310 S. Division St. Ca. 1931. Trapp House. Contributing building.

402 S. Division St. Ca. 1875. Ferris-Schulz House. Contributing building.

a. Ca. 1920. Shed. Contributing building.

216 Elizabeth St. Ca. 1935. House. Contributing building.

506 Elizabeth St. Ca. 1920. Davis House. (House may date to 1886.) Contributing building.

a. Ca. 1930. Garage. Contributing building.

b. Ca. 1930. Outbuilding. Contributing building.

710 Elizabeth St. Early 20<sup>th</sup> c. Ambrose House. Noncontributing building.

712 Elizabeth St. Late 19<sup>th</sup> c. Thomas Hodgkinson House. Contributing building.

a. Early 20<sup>th</sup> c. Outbuilding. Contributing building.

b. Early 20<sup>th</sup> c. Outbuilding. Contributing building.

302-304 W. Fifth St. Ca. 1875. Muller-Sanger House (Snell and Wilmer Law Office). (Only 304 W. Fifth address displayed on building.) Contributing building.

a. Ca 1900. Outbuilding. Contributing building.

b. Early 20<sup>th</sup> c. Garage. Contributing building.

- 310-314 W. Fifth St. 1939. John Ross House. (Only 314 W. Fifth address displayed on building.) Contributing building.
- 301 W. Fourth St. 1914. Elizabeth Sanger House (Robert C. Herman Law Offices). Contributing building.
- a. Ca. 1920. Outbuilding (former garage?). Contributing building.
- 311 W. Fourth St. 1860s-1870s. Skeen House. Contributing building.
- a. Late 19<sup>th</sup> c. Outbuilding. Contributing building.
- 312 W. Fourth St. 1941. Lee and Lottie Scott House (Fountainhead Associates Legal Offices). Contributing building.
- a. 1941. Garage. Contributing building.
- 408-412 W. Fourth St. 1941. Robbins and Elsie Cahill House. (Only 412 W. Fourth address displayed on building.) Contributing building.
- a. 1941. Garage. Contributing building.
- 411 W. Fourth St. 1860s-1870s. House. Contributing building.
- a. Mid-20<sup>th</sup> c. Garage. Contributing building.
- 510 W. Fourth St. 1907. Ernst P. Esser House. Contributing building.
- 207-213 W. King St. Ca. 1970. Apartments. Noncontributing building.
- 214 W. King St. 1874-75. Olcovich-Meyers House. Individual National Register Listing (1993). Contributing building.
- a. Late 19<sup>th</sup> c. Carriage house. Contributing building.
- 301 W. King St. Ca. 1875. John Fox House. Contributing building.
- a. Ca. 1920. Garage. Contributing building.
- 305 W. King St. Ca. 1875. Violet Condeaux House. Contributing building.
- a. Ca. 1950. Garage. Noncontributing building.
- 309 W. King St. Ca. 1875. W. J. Cowan House. Contributing building.
- 311 W. King St. Ca. 1875. Martha and Will MacKey House. Contributing building.
- 400 W. King St. Ca. 1980. Building. Noncontributing building.
- 449 W. King St. 1864-65. Carson City Brewery (Carson Brewing Company; Brewery Arts Center). Individual National Register Listing (1978). (102 S. Division St. additional address.) Contributing building.
- 108 N. Minnesota St. 1860. Stewart-Nye House (Governor James W. Nye Mansion; St. Teresa Rectory). Individual National Register Listing (1975). Contributing building.
- 204 N. Minnesota St. 1883. Thomas J. Edwards House (Turnipseed Engineering Offices). (550 W. Musser alternate address.) Contributing building.

- 210 N. Minnesota St. Ca. 1877. William Cary House. Contributing building.
- 213 N. Minnesota St. Ca. 1960. Building. Noncontributing building.
- 216 N. Minnesota St. 1885. Morrison Fellows House (Brown and Brown Insurance). Contributing building.
- a. 20<sup>th</sup> c. Outbuilding. Contributing building.
  - b. Late 20<sup>th</sup> c. Outbuilding. Noncontributing building.
- 302 N. Minnesota St. 1908. Herman H. Springmeyer House. Contributing building.
- a. Ca. 1908. Outbuilding. Contributing building.
- 340 N. Minnesota St. 1907. Simon L. Lee House (Clark J. Guild House; Resource Concepts). Contributing building.
- 402 N. Minnesota St. Ca. 1872. Bliss-Laxalt House. Contributing building.
- 412 N. Minnesota St. Ca. 1875. Hodgkinson House (Maple Hill West). Contributing building.
- a. Mid-20<sup>th</sup> c. Garage. Noncontributing building.
- 501 N. Minnesota St. 1959. House. (503 N. Minnesota is an additional address.) Noncontributing building.
- 609-611 N. Minnesota St. 1957. Apartments. (411 W. Caroline additional address.) Noncontributing building.
- a. Ca. 1957. Shed. Noncontributing building.
- 702A/702B N. Minnesota St. Ca. 1875. Hopkins-Crisler House. Contributing building.
- a. Ca. 1920. Garage. Contributing building.
  - b. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Outbuilding. Contributing building.
- 707 N. Minnesota St. 1860s-1870s. Building (Capital City Dental). (725 N. Minnesota alternate address.) Noncontributing building.
- 801 N. Minnesota St. Early 20<sup>th</sup> c. Paul and Marjorie Nichols House. Contributing building.
- 803 N. Minnesota St. Early 20<sup>th</sup> c. Clyde and Clara Morrison House (Corporations Online, Inc., Offices). Contributing building.
- 202 S. Minnesota St. 1919. Fred Trimmer House. Contributing building.
- 205 S. Minnesota St. Early 20<sup>th</sup> c. House (West Side Center for Counseling and Therapy Offices). Contributing building.
- 206 S. Minnesota St. Ca. 1950. House (Superior Physical Therapy Offices). Noncontributing building.
- a. Late 20<sup>th</sup> c. Fountain. Noncontributing building.
- 212 S. Minnesota St. Ca. 1870. Joseph Cowing House. Contributing building.

a. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Mounting block. Contributing object.

304 S. Minnesota St. 1862-63. Ormsby-Rosser House. Individual National Register Listing (1979). Contributing building.

411 S. Minnesota St. Late 19<sup>th</sup> c. House. Contributing building.

206 Mountain St. (This is the front yard of 806 W. Musser.) VL.

215 Mountain St. 1936. Edgar Boardman House. Contributing building.

a. Ca. 1936. Garage. Contributing building.

216 Mountain St. 1920s-1930s. Gray Mashburn House. Contributing building.

a. Late 20<sup>th</sup> c. or ca. 2000. Garage. Noncontributing building.

310 Mountain St. 1879. Governor Reinhold Sadler House (Niles-Sadler House). Individual National Register Listing (1979). Contributing building.

a. Ca. 1930. Garage. Contributing building.

312 Mountain St. 1877-78. Niles-McLoughlin House. Contributing building.

a. Ca. 1900. Carriage house. Contributing building.

406 Mountain St. 1873. Marshall Robinson House. Contributing building.

500 Mountain St. 1914. Ernest T. Krebs House (Krebs-Peterson House). Contributing building.

a. Ca. 1920. Garage. Contributing building.

b. Early 20<sup>th</sup> c. Shed. Contributing building.

c. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Mounting block. Contributing object.

d. Late 20<sup>th</sup> c. Shed. Noncontributing building.

512 Mountain St. 1865. Hannah K. Clapp House (T. B. Rickey House). Contributing building.

a. 1860s-1870s. Mounting block. Contributing object.

b. Late 20<sup>th</sup> c. Garage. Noncontributing building.

606 Mountain St. 1908-09. Governor's Mansion. Individual National Register Listing (1976). Contributing building.

a. Early/mid 20<sup>th</sup> c. Nevada Room (Larry Ruvo Stateroom; former garage). Noncontributing building.

b. 1998. Garage. Noncontributing building.

c. 1969. Llewellyn Barkley Gross Memorial Pavilion. Noncontributing structure.

d. Mid-20<sup>th</sup> c. Cottage. Noncontributing building.

e. Mid-20<sup>th</sup> c. Storage building. Noncontributing building.

f. Mid-20<sup>th</sup> c. Kennel. Noncontributing building.

701 Mountain St. Ca. 1900. House. Contributing building.

a. Ca. 1900. Outbuilding. Contributing building.

312 W. Musser St. Ca. 1875. House. Contributing building.

a. Late 20<sup>th</sup> c. or early 21<sup>st</sup> century. Garage. Noncontributing building.

702 W. Musser St. Ca. Early 20<sup>th</sup> c. Hunting House. Contributing building.

a. Ca. 1920. Garage. Contributing building.

b. Ca. 1920. Outbuilding. Contributing building.

708 W. Musser St. Ca. 1935. Milton J. Hersey House. Contributing building.

a. Ca. 1935. Garage. Contributing building.

806 W. Musser St. Ca. 1895. Hayward H. Howe House (Lucy Crowell House). (206 Mountain alternate address.) Contributing building.

a. Ca. 1940. Garage. Contributing building.

808 W. Musser St. Ca. 1940. House. Contributing building.

110 N. Nevada St. 1862-64. First Presbyterian Church, Carson City. (306 W. Musser and 115 N. Division alternate addresses.) Contributing building.

a. Ca. 1966-67. Elsie Pritchard Rose Garden sundial. Noncontributing object.

220 N. Nevada St. Ca. 1935. Blanche and Frank Smith House. Contributing building.

302 N. Nevada St. Ca. 1862. Joseph Rosenstock House. Contributing building.

a. Early 20<sup>th</sup> c. Garage. Contributing building.

308 N. Nevada St. 1870-1880s. Lew M. Meder House. Individual National Register Listing (1978). Contributing building.

a. Mid-20<sup>th</sup> c. Outbuilding. Noncontributing building.

314 N. Nevada St. Ca. 1922. Edward and Lucille Hamer House. Contributing building.

a. Ca. 1950. Garage. Noncontributing building.

403 N. Nevada St. Ca. 1874. Daniel G. Kitzmeyer House. Contributing building.

405 N. Nevada St. Ca. 1875. Edward E. Wallis House (Norman J. Azevedo Law Offices). Contributing building.

a. Ca. 2000. Outbuilding. Noncontributing building.

406 N. Nevada St. 1871. Abraham Curry House. Individual National Register Listing (1987). Contributing building.

- a. Late 19<sup>th</sup> c. Plant stands (two pair). Contributing object.
- b. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Outbuilding. Contributing building.
- c. Ca. 1920. Garage. Contributing building.

412 N. Nevada St. Ca. 1876. Frank Campbell House (Alfred Chartz House). Contributing building.

- a. Ca. 1900. Outbuilding. Contributing building.
- b. Early 20<sup>th</sup> c. Mounting block. Contributing object.

503 N. Nevada St. 1915. Brougher House. Contributing building.

505-515 N. Nevada St. Ca. 1940. Elks Lodge No. 2177. Noncontributing building.

508 N. Nevada St. Ca. 1874. Thomas A. Wells House. Contributing building.

512 N. Nevada St. Ca. 1864. Thomas W. Childs House. Contributing building.

- a. Early 20<sup>th</sup> c. Garage. Contributing building.

602 N. Nevada St. Ca. 1864. John Beckwith House. Contributing building.

- a. Early 20<sup>th</sup> c. Garage. Contributing building.

608 N. Nevada St. Ca. 1865. Ben F. Bevins House. Contributing building.

- a. Late 19<sup>th</sup> c. Outbuilding. Contributing building.

610 N. Nevada St. Ca. 1863. Warren S. Hall House. Contributing building.

706 N. Nevada St. Eliza Adams House. Noncontributing building.

- a. Late 20<sup>th</sup> c. Shed. Noncontributing building.
- b. Ca. 2000. Shed. Noncontributing building.

812 N. Nevada St. Ca. 1870. Charles H. Jones House (Gary Dankworth Medical Offices). Contributing building.

- a. Ca. 1870. Cellar. Contributing building.

904 N. Nevada St. Ca. 1875. Cavell House (Volunteer Attorneys for Rural Nevadans Offices). Contributing building.

912 N. Nevada St. Ca. 1870. Calbreath House. Contributing building.

913 N. Nevada St. Ca. 1870. Peterson House. Contributing building.

- a. Ca. 1900. Carriage house. Contributing building.

1001 N. Nevada St. Ca. 1870. Bradley House. Contributing building.

a. Late 19<sup>th</sup> c. Outbuilding. Contributing building.

1002 N. Nevada St. Ca. 1870. Folsom House (Tim Ghan Insurance Offices). Contributing building.

1007 N. Nevada St. 1942. Russell House (European Touch Massage). Contributing building.

1012 N. Nevada St. Early 20<sup>th</sup> c. Edith and Will Knippenberg House. Contributing building.

a. Ca. 1920. Garage. Contributing building.

1013 N. Nevada St. Late 19<sup>th</sup> c. Burk House (Rose Cottage). Contributing building.

1102 N. Nevada St. Late 19<sup>th</sup> c. William and Alice Havenor House. Contributing building.

1103 N. Nevada St. Early 20<sup>th</sup> c. House. (216 W. William alternate address.) Contributing building.

a. Late 20<sup>th</sup> c. Shed. Noncontributing building.

1106 N. Nevada St. Early 20<sup>th</sup> c (possibly before 1875). Meder House. Contributing building.

a. Ca. 1970. Garage. Noncontributing building.

1113 N. Nevada St. Early 20<sup>th</sup> c. House. Contributing building.

a. Early 20<sup>th</sup> c. Garage. Contributing building.

1206 N. Nevada St. 1875. Belknap House (Beck-Belknap House, Barber-Belknap House). Individual National Register Listing (1997). Contributing building.

a. Ca. 1920. Garage. Contributing building.

b. 1954. Garage and bomb shelter. Noncontributing building.

202 S. Nevada St. Ca. 1920. Garage (house gone). Contributing building.

212 S. Nevada St. Ca. 1875. House (Steven Kubel Office). Contributing building.

110 Phillips St. Early 20<sup>th</sup> c. Edwin McGee House. Contributing building.

a. Mid-20<sup>th</sup> c. Garage. Noncontributing building.

112 Phillips St. Early 20<sup>th</sup> c. Ella Patterson House. Contributing building.

a. Mid-20<sup>th</sup> c. Garage. Noncontributing building.

402 Phillips St. Late 19<sup>th</sup> c. Thomas and Margaret Gordon House. Contributing building.

501 Phillips St. Ca. 1930. House. Contributing building.

610 Phillips St. 1920s-1930s. House. Contributing building.

- a. Ca. 2000. Garage. Noncontributing building.
- 331 W. Proctor St. Ca. 1914. Dat So La Lee House. Individual National Register Listing (1994). Contributing building.
- a. Ca. 1920. Garage. Contributing building.
- 333 W. Proctor St. 1909-10. Abe and Amy Cohn House (Sierra Sage Publishing). Contributing building.
- 214 W. Robinson St. 1893. Archer Barker House. Contributing building.
- a. Early 20<sup>th</sup> c. Garage. Contributing building.
- 309-311 W. Robinson St. Ca. 1940. House (duplex). Contributing building.
- 314 W. Robinson St. Ca. 1940. Homer Mooney House. Contributing building.
- a. Ca. 1950. Garage. Noncontributing building.
  - b. Mid-20<sup>th</sup> c. Outbuilding. Noncontributing building.
  - c. Ca. 2000. Patio canopy frame. Noncontributing structure.
- 402 W. Robinson St. 1907. William H. Cavell House. Individual National Register Listing (1987). Contributing building.
- a. Ca. 1970. Garage. Noncontributing building.
- 407 W. Robinson St. Ca. 1930. Daniel Sullivan House (Healing Arts Associates). Contributing building.
- a. Ca. 1930. Garage. Contributing building.
- 408 W. Robinson St. 1914. John Chartz House (Bliss Bungalow). Contributing building.
- 503 W. Robinson St. 1886. Stewart-Hayes House. Contributing building.
- a. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Outbuilding. Contributing building.
  - b. Ca. 1950. Garage. Noncontributing building.
- 603 W. Robinson St. Ca. 1891. Governor John E. Jones House. Contributing building.
- a. Mid- or late 20<sup>th</sup> c. Folly. Noncontributing building.
  - b. Ca. 1930. Garage. Contributing building.
- 604 W. Robinson St. Ca. 1877. Summerfield House. (600 W. Robinson alternate address.) Contributing building.
- 611 W. Robinson St. 1864. Louis Prang House. Noncontributing building.
- a. Ca. 1972. Guest house (formerly garage). Noncontributing building.
- 612 W. Robinson St. 1874. House. Contributing building.
- a. Ca. 1930. Shed. Contributing building.

b. Ca. 2000. Garage. Noncontributing building.

c. Ca. 2000. Tennis court. Noncontributing structure.

707 W. Robinson St. 1867. Nourse-Bender House. Contributing building.

a. Ca. 1867. Mounting block and hitching post. Contributing object.

710 W. Robinson St. 1879. Bliss Mansion (Duane L. Bliss House; Bliss Mansion Bed and Breakfast). (Alternate address is 608 Elizabeth St.) Contributing building.

a. Late 19<sup>th</sup> or early 20<sup>th</sup> c. Hitching post. Contributing object.

b. Ca. 1879. Mounting block. Contributing object.

c. Ca. 1970. State Historical Marker No. 70. Noncontributing object.

d. Early/mid-20<sup>th</sup> c. Secondary dwelling (duplex; address 711-715 W. Caroline St.) Noncontributing building.

e. Ca. 1973. Garage. Noncontributing building.

300 W. Second St. 1938. Arnold and Alma Millard House. Contributing building.

312 W. Second St. 1892. A. J. Newman House. Contributing building.

a. Ca. 1900. Shed. Contributing building.

415 W. Second St. 1879. Edward Tipton House. Contributing building.

505 W. Second St. 1956. House. Noncontributing building.

a. Late 20<sup>th</sup> c. Shed. Noncontributing building.

517 W. Second St. 1915. Hall House. Contributing building.

a. Ca. 1940. Garage. Contributing building.

204 W. Spear St. 1903-04. Brougher Mansion (Brougher-Bath Mansion; Wilson Brougher House). Individual National Register Listing (1980). Contributing building.

a. Ca. 1903-04. Mounting block. Contributing object.

502 W. Spear St. 1930s. August and Beryl Glanzmann House. Contributing building.

504 W. Spear St. Ca. 1945. House. Noncontributing building.

a. Ca. 2000. Shed. Noncontributing building.

506 W. Spear St. 1930s. Elda Fricke House. Contributing building.

a. Ca. 2000. Fake outhouse. Noncontributing object.

- 525 W. Spear St. Ca. 1895. James Spurgeon House. Contributing building.
- 601 W. Spear St. 1920s-1930s. John F. Shaughnessy House. Contributing building.
- a. Ca. 1930. Garage. Contributing building.
- 602 W. Spear St. House. Ca. 1880. Jones House. (604 W. Spear additional address.) Contributing building.
- a. Ca. 1920. Garage. Contributing building.
  - b. Ca. 2000. Garage and apartment. Noncontributing building.
- 603 W. Spear St. Early 20<sup>th</sup> c. Edward and Margaret Curran House. Contributing building.
- a. Ca. 1920. Garage. Contributing building.
  - b. Late 20<sup>th</sup> c. Barbecue pit and wall. Noncontributing structure.
- 605 W. Spear St. Late 19<sup>th</sup> c. Charles and Ellen Priest House. Contributing building.
- a. Ca. 1940. Guest house. Contributing building.
  - b. Late 20<sup>th</sup> c. Carport. Noncontributing structure.
- 610 W. Spear St. Ca. 1950. House (possibly incorporates ca. 1890 fabric). Noncontributing building.
- 711 W. Spear St. Early 1870s. Pearis and Louise Ellis House. Contributing building.
- a. Late 19<sup>th</sup> c. Outbuilding. Contributing building.
  - b. Ca. 1875. Mounting block. Contributing object.
- 220A/220B W. Telegraph St. Ca. 1940. House (duplex; Fabulous You Spa). Contributing building.
- a. Mid-20<sup>th</sup> c. Garage. Noncontributing building.
- 310-314 W. Telegraph St. Ca. 1940. House (duplex). Contributing building.
- 311 W. Telegraph St. Ca. 1950. House. Noncontributing building.
- 315 W. Telegraph St. Ca. 1960. Apartments. Noncontributing building.
- 500 W. Telegraph St. Ca. 1930. House. Contributing building.
- 505 W. Telegraph St. Ca. 1875. North Ward School (Guild-Russell House). Contributing building.
- a. Late 20<sup>th</sup> c. Outbuilding. Noncontributing building.
  - b. Late 20<sup>th</sup> c. Outbuilding. Noncontributing building.
- 612 W. Telegraph St. Ca. 1940. Jesse and Verda Maxom House. Contributing building.
- a. Ca. 1940. Garage. Contributing building.

700 W. Telegraph St. Ca. 1875. House. Contributing building.

a. 20<sup>th</sup> c. Shed. Contributing building.

b. Late 20<sup>th</sup> c. Gazebo. Noncontributing structure.

301 W. Third St. 1934. House. Contributing building.

311 W. Third St. Ca. 1863. Sears-Ferris House (G. W. G. Ferris Sr. House). Individual National Register Listing (1979). Contributing building.

312 W Third St. 1911. House. Contributing building.

401 W. Third St. Late 19<sup>th</sup> c. House. Contributing building.

408 W. Third St. 1947. Edward and Agnes Chess House (Peter Jaquette Law Offices). Noncontributing building.

411 W. Third St. Ca. 1872. Jacob and Kathryn Muller House (Bibee and Associates Insurance Offices). Contributing building.

412 W. Third St. Ca. 1920. James Kane House. Contributing building.

511 W. Third St. Ca. 1935. Moyer House. Contributing building.

302 S. Thompson. Early 20<sup>th</sup> c. House. Contributing building.

308 S. Thompson St. Ca. 1872. William Spence House. Individual National Register Listing (1985). Contributing building.

a. Late 19<sup>th</sup> c. Barn. Contributing building.

444 W. Washington St. Ca. 1990. House. Noncontributing building.

709 W. Washington St. Late 19<sup>th</sup> c. House. Contributing building.

a. Ca. 1920. Garage. Contributing building.

b. Early/mid-20<sup>th</sup> c. Outbuilding. Contributing building.

711 W. Washington St. Late 19<sup>th</sup> c. House. Contributing building.

a. Ca. 1920. Garage. Contributing building.

314 W. William St. Late 19<sup>th</sup> c. Contributing building.

a. Ca. 1950. Garage. Noncontributing building.

402 W. William St. Late 1870s. James Authers House. Contributing building.

a. Ca. 1950. Garage (this building has the separate address 406 W. William). Noncontributing building.

b. Ca. 1950. Outbuilding. Noncontributing building.

*Architectural Classification*

Greek Revival  
Gothic Revival  
Italianate  
Victorian  
Second Empire  
Queen Anne  
Shingle Style  
Classical Revival  
Colonial Revival  
Tudor Revival  
Mission  
Craftsman  
Ranch Style  
Modern Movement

*Materials*

Foundation: brick, stone, asphalt, concrete  
Walls: wood, brick, stone, metal, stucco, asbestos, concrete, synthetics  
Roof: wood, metal, asphalt, synthetics  
Other: ceramic tile, glass

## Section 8

### Statement of Significance Summary Paragraph

Carson City's West Side Historic District has one of the largest concentrations of historically and architecturally significant buildings in the state of Nevada. The approximately seventy-acre district encompasses most of the main historic residential neighborhood at the heart of Nevada's capital city, which was established in 1858, designated the territorial capital in 1861, and designated the state capital in 1864. The district's best known historic residence is the Governor's Mansion (1908-09), a gracious Classical Revival house distinguished by an Ionic portico and wraparound veranda. Other large houses include the Italianate Rinckel Mansion (1875-76) with its multiple bay windows; the Bliss Mansion (1879), said to have been the largest house in the state at the time of its construction; the Wilson Brougher House (1903-04), a Queen Anne-Classical Revival residence with a round turret and matching two-tiered porch; and the inspired Shingle-style-influenced Ernst P. Esser and William H. Cavell houses, both built to architect's designs in 1907. Many houses date to the city's first decade, among them the Stewart-Nye House (1860), home of Nevada's territorial governor and first two U.S. senators; the Orion Clemens House (1862), home of the territorial governor's secretary who hosted his famous brother, Mark Twain; and numerous modest one-story gabled houses built for aspiring merchants and tradesmen. The Governor's Mansion and Stewart-Nye and Clemens houses are just a few of the many district residences associated with governors and other state officeholders. Twentieth-century dwellings include examples of the various eclectic and exotic styles of the era. Historic secondary features include a notable collection of stone and concrete mounting blocks, stone outbuildings known as cellars, and multifunctional frame outbuildings of characteristic linear form. The district also boasts important early churches such as First Presbyterian Church (1862-64), Nevada's oldest standing church; First United Methodist Church (1865-67), the state's oldest surviving Methodist church; and the gracefully spired Gothic Revival Saint Peter's Episcopal Church (1867-68). Street trees and landscape designs from the nineteenth century and later sustain Carson City's historic character as a verdant oasis in the parched rain shadow of the Sierra Nevada.

It is for the historical and architectural significance summarized above and detailed throughout the nomination that the West Side Historic District is eligible for listing in the National Register under Criterion A in the Community Planning and Development, Politics/Government, and Commerce areas of significance and under Criterion C in the Architecture and Landscape Architecture areas of significance. Additional areas of significance cited for previously individually National-Register-listed resources in the district are: Agriculture, Art, Conservation, Ethnic Heritage: Other (Jewish), Exploration/Settlement, Industry, Invention, Literature, Military, Religion, and Social History. The district's period of significance begins with the platting of Carson City in 1858 and concludes in 1945 with the shift to post-war architectural traditions. Consequently the period of significance embraces nearly a century of the district's historical and architectural development. The West Side Historic District is significant at the state level of significance.

The following individuals assisted with the nomination: Jennifer Pruitt, Carson City Planning Division, the City project contact; Sara Fogelquist, National Register Coordinator, Nevada State Historic Preservation Office, the State contact; historian Guy L. Rocha; Michael P. Drews, Carson City Historic Architecture Review Commission; Lee Plemel, AICP, Planning Director, Carson City Planning Division; Mitch Ison, Nevada State Library; David and Muffy Vhay; and Karyn de Dufour, Ronald James, Mara Jones, and Rebecca Palmer with the Nevada State Historic Preservation Office.

### Narrative Statement of Significance

#### *Community Planning and Development Context*

Carson City was established in 1858 as the product of intersecting geographical, economic, and political factors. The traditional account of the city's beginnings, well known from Myron Angel's 1881 history of Nevada, hinges on a dynamic and farseeing entrepreneur, New York native Abraham Van Santvoord Curry (1815-73). Curry's contributions to Nevada history began in 1858 when he relocated from California to what was then the sparsely settled western frontier of the Utah Territory, according to Angel, who based his account on that of the anonymous "historian of Eagle Valley" who wrote a series of articles on the city's founding for the Carson City *Daily Nevada Tribune* in 1876. According to this

account, Curry arrived in the village of “Mormontown” (Genoa) and attempted to buy a lot for the construction of a general store. The price was high and after repeated attempts Curry could not convince the owner to meet his terms. Curry is supposed to have exclaimed, “Well, then, I will build a city of my own,” and by night fall had ridden on to Eagle Valley where he would fulfill his promise.<sup>1</sup>

The extent to which the particulars of this creation myth are grounded in fact is unclear, but it is known that Curry and partners John J. Musser and Francis “Frank” Marion Proctor bought the Eagle Valley’s Eagle Ranch trading post and 865 acres at the site of Carson City in August 1858 (a fourth man, Benjamin F. Green, was involved as a minor partner). Historian Guy Rocha notes the important role the other partners played in the fortunes of the future city, especially on the political front, and the partners were among the earliest residents, but evidence points to Curry as the individual most responsible for shaping the physical development of the city. That development was initiated in the fall of 1858 when John F. Long was retained to survey a city on the partnership’s holdings. The ambitiously platted community was named Carson City after the Carson River and the territorial Carson County, which in turn honored the famous frontiersman, Kit Carson. Soon after platting the partners made a division of the lots between them, giving rise to what became known as the Proctor and Green, Sears and Thompson, Phillips, and Curry subdivisions covering the majority of the area contained in the West Side Historic District.<sup>2</sup>

Eagle Ranch, which was also known as Eagle Station, had numerous advantages as a town site. For one, it was well situated on a nationally important transportation route. The principal branch of the California Emigrant Trail passed through Eagle Valley and a subsidiary branch of the trail ascended into the Carson Range and Sierra Nevada through Kings Canyon just west of the Eagle Ranch headquarters, which stood near the intersection of present Fifth and Thompson streets. Eagle Valley was relatively well watered and provided relief to travelers who had just crossed the stretch of barren hills and alkali wastes to the east, a deadly obstacle known as the Forty-Mile Desert. According to historian Gary Horton, writing about the desert route, “Starvation for men and animals stalked every mile. A survey made in 1850 showed these appalling statistics: 1,061 dead mules, almost 5,000 dead horses, 3,750 dead cattle, and 953 graves.” Emigrants reached the Carson River well east of the city where stock could be watered, but the Carson City vicinity at the west end of Eagle Valley was the first point with abundant water “of purest quality” from the spring-fed and meltwater streams of the Carson Range.<sup>3</sup>

The newly established town of Carson City capitalized on the traffic that followed the California Emigrant Trail and quickly became an important link in international communications. A telegraph line reached the city from California on August 13, 1859. The line was a factor in the location of a Pony Express station in the town the following year. During the operation of the Pony Express beginning in 1860 and prior to the construction of the transcontinental telegraph line in mid-1861, westward communication first reached Carson City where it was telegraphed on to California. Likewise, eastward communication was translated from wire to horseback in the town. The longest delay in the chain was the one-to-two-week ride of the Express couriers. Carson City’s Pony Express station is said to have formerly stood on the 400 block of South Carson Street.<sup>4</sup>

Abraham Curry and his partners promoted mercantile activity as a basis for Carson City’s economy, including opening their own businesses. In 1859 the famous newspaper editor Horace Greeley passed through the nascent city and wrote, with considerable foresight, “Carson City . . . though it has few houses yet, aspires to be the emporium of the new gold region, and perhaps of the embryo State of Nevada.” Greeley explained that Genoa still held the title of principal commercial hub in the summer of 1859 but Carson City soon eclipsed the older community. The fact that the city was

<sup>1</sup> Cerveri, *With Curry’s Compliments*, 1-12; Angel, *History of the State of Nevada*, 532, 551; *Daily Nevada Tribune*, July 17, 23, and 24, 1876.

<sup>2</sup> Guy L. Rocha personal communication; Cerveri, *With Curry’s Compliments*, 12; Nicoletta, *Buildings of Nevada*, 99-101; “Abraham Curry;” “Carson City;” Moreno, *Short History of Carson City*, 10; *Nevada Tribune*, July 24, 1876; Bence, “Map of Carson City.”

<sup>3</sup> Moreno, *Short History of Carson City*, 12; Angel, *History of the State of Nevada*, 550; Horton, “Chronological History of the Carson River.”

<sup>4</sup> “Pony Express in Nevada;” “Central Overland Route;” Gamble, transcontinental telegraph; Angel, *History of the State of Nevada*, 553.

usually encountered first by westward-headed emigrants and travelers likely played a role in its ascendancy. In 1860 the English adventurer Richard Burton bought provisions for his crossing of the Sierra Nevada at Carson—not Genoa—and although he complained about the price he did not mention, or was unaware of, better deals in Genoa. Either that or the convenience of purchasing in Carson City was the deciding factor. A deed witnessed in August 1859 references some of the buildings already in existence and others in the offing: a saloon, a telegraph office, and a butcher shop then standing; a bakery in the process of construction; and a prospective blacksmith shop. Regarding early lot transfers, the 1876 newspaper article stated that “lots were freely given away to parties who would agree to build upon them.” Presumably this explains the lack of a paper trail for early lot transfers.<sup>5</sup>

As Greeley noted, plans for Carson City and a potential future state were intertwined less than a year after the city’s founding, and in fact it seems Abraham Curry and his partners conceived of the city as a capital-in-waiting from the outset. The 1876 newspaper account of the city’s founding stated, “Mr. Curry at this very early day [September 1858] looked forward to some time in the near future when Utah Territory would be divided, the western portion be given to a new Territory, which in a short time would assume the proportions of a State of the Union. The plaza, or Capitol Square, was fully designed by Mr. Curry to be the site for the Capitol building of the new State, the hope of which his own mind alone seemed to grasp.” The last assertion ignores evidence that Curry’s partners shared his dream and worked to its fulfillment, but the basic premise that Carson City was designed as a capital city appears correct. The 1876 report added, “So great was the faith of Mr. Curry in the success of this new enterprise that when surveying the plaza he repeatedly said that the Capitol of the State would, ere many years, be built on that square.”<sup>6</sup>

Carson City’s 1858 plan provides corroborating evidence. The original of the plan apparently does not survive, but an early version of a portion of it was recorded by Carson County in February 1860. Titled a “Map of Carson City, Carson County, Utah Territory” and also known as the McBride and Parker Map, the document shows the south half of the present Capitol Square (the map ends at King Street) as two city blocks that are not subdivided into lots. This plus the fact that Plaza Street passes through the blocks suggests they were originally reserved as a plaza or public square, a design element with a long history in Spanish urban planning and multiple precedents in the American West. Mark Twain took note of the feature in recalling his 1861 arrival in Carson City: “In the middle of the town, opposite the stores, was the ‘plaza’ which is native to all the towns beyond the Rocky Mountains—a large, unfenced, level vacancy, with a liberty pole in it, and very useful as a place for public auctions, horse trades, and mass meetings, and likewise for teamsters to camp in.” Territorial Governor James W. Nye made Carson City his base of operations upon arrival in July 1861 and the first legislative assembly confirmed the choice in November and set aside the plaza as the site for future public buildings. In 1870 construction of the Nevada State Capitol commenced on the plaza, which was thereafter known as the Capitol Square. Despite evidence that the square had a public aspect from conception it was necessary for the state to secure title to the “Plaza” in 1869.<sup>7</sup>

Some considered Carson City’s location a poor choice. When John Long was offered blocks to the east of the plaza as payment for his surveying services in 1858, he is reported to have asked instead for future compensation, apparently because he did not think the city would succeed. The condition of the land was probably one reason for doubt. “As far as the eye could see,” writes historian Doris Cerveri, “there was nothing but scrubby stands of sagebrush and other desert flora. There were only a few patches of stunted grass and not a tree in sight. By 1857 so much livestock was driven through the valley by pioneers on their way to California that the supply of grass was depleted.” Early photographs of Eagle Valley portray the desolation described by Cerveri. However, the overgrazing in fact pointed to one of the site’s chief advantages—its popularity with the thousands of travelers who passed through the valley annually. Eagle Valley’s wide flat expanses were likely perceived as a plus by Curry since they provided room for the metropolis he envisioned. Perhaps Salt Lake City, similarly sited on a broad plain below mountain water sources, was an inspiration. According to the 1876 newspaper account, “The streets were made wide for the reason that by pursuing that plan the plot would be

<sup>5</sup> Greeley, *Overland Journey*, 277; Burton, *City of the Saints*, 558; Carson County Deed Book A, p. 10-11; *Nevada Tribune*, July 24, 1876.

<sup>6</sup> Angel, *History of the State of Nevada*, 550.

<sup>7</sup> Carson County Miscellaneous Book E, p. 25; Cerveri, *With Curry's Compliments*, 12; Nicoletta, *Buildings of Nevada*, 101; Hulse, *Silver State*, 85; Works Progress Administration, *Nevada, A Guide to the Silver State*, 199-200; *Statutes of the State of Nevada . . . 1869*, 186; Angel, *History of the State of Nevada*, 556.

larger, which, of course, would give it more prominence.” This somewhat mysterious statement may allude to the town’s parallel existence, at least initially, as a “paper city” that would benefit from an impressive appearance in broadsides, maps used for lot sales, and other paper media (there may have been some advantage to how the staked-out streets and blocks were perceived on the ground as well). In addition to any advantage wide streets may have had in inflating the perceived size of a paper city, they had the practical benefit of providing enough space for the turning of wagon trains. Carson Street and its principal cross street, King Street, were laid out eighty feet wide and other streets sixty-six feet wide.<sup>8</sup>

Perhaps another factor in the founding of Carson City was an expectation that it would be able to service surrounding mining communities. Curry and his partners had experience in the gold fields of California and it is conceivable they considered the possibility that substantial mineral wealth would be discovered in Nevada. They would have known about the small-scale placer mining then occurring in the mountains surrounding the city. As it occurred, major gold and silver discoveries in the Virginia Range in 1859 led to the development of the Comstock Lode and elevated Carson City’s status as a supply depot. By 1860 Carson City had surpassed Genoa as the “acknowledged center of business and most important town in western Utah,” according to Myron Angel, and travelers’ accounts and population estimates confirm his appraisal of the city’s rapid growth during the first few years of the mining boom. In 1859 Greeley had reported a “few houses” and another visitor had counted only “about a dozen small frame houses [and] two stores.” Growth accelerated beginning the following year. The 1860 federal census recorded a population of 714; in 1861 an estimated 1,400 or more people lived in the city; and by 1870 the population was put at 3,042 by the census.<sup>9</sup>

Initially, development in the city appears to have concentrated in the area from King Street and the plaza south. This is suggested by accounts of the locations of the earliest commercial buildings. The preexisting location of Eagle Station about five blocks south of King Street may have been a determinant and the establishment of the Pony Express station on South Carson Street in 1860 probably reflected this early southward focus. The 1876 newspaper article recounted Carson City’s first three residences, built by Proctor, Green, and Musser in late 1858, and seems to have indicated that all three were built along King Street. If so then the city founders may have anticipated King Street would develop as Carson’s premiere residential thoroughfare. Either that or it was, next to Carson Street, the first street to be cleared of sage brush and graded.<sup>10</sup>

A line of closely spaced flat-roofed (or false-fronted) buildings is a principal feature of an 1861 view of Carson City. The drawing illustrated the January 1861 *Harper’s* article “A Peep at Washoe” by the traveling humorist J. Ross Browne. In 1865 Browne claimed that the illustrations in his 1861 article were “authentic woodcuts,” which implies they were taken from life. The portrayal of the density and linear aspect of the town’s commercial district is presumably truthful, as is the depiction of a flat town site and mountainous backdrop, but other details appear invented or were perhaps modified during the publication process. One detail of the Browne illustration that may be based in fact is the depiction of a two-story building, topped by a flag pole, that is shown set apart from the others. This probably portrays the two-story adobe building built by William Ormsby in September 1859 which occupied a prominent intersection across Carson Street from the Plaza. The Browne illustration shows ramshackle frame buildings in the foreground, an open area traversed by wagons in the middle distance, and the principal commercial street (Carson Street) well beyond—probably a disproportionate depiction of the Plaza made from its east side. The emphasis of Browne’s brief physical description of the city was on the Plaza—“Hotels and stores were in progress of erection all about the plaza, but especially drinking and gambling saloons”—so it would stand to reason that his illustration would be of the same area.<sup>11</sup>

<sup>8</sup> Cerveri, *With Curry’s Compliments*, 11; Angel, *History of the State of Nevada*, 550; Carson County, Utah Territory, Record Book A, p. 229.

<sup>9</sup> Nicoletta, *Buildings of Nevada*, 11, 99; Angel, *History of the State of Nevada*, 555; Greeley, *Overland Journey*, 277; Simpson, *Report of Explorations*, 91; Works Progress Administration, *Nevada, A Guide to the Silver State*, 200; “Nevada Place Names Populations, 1860-2000.”

<sup>10</sup> Angel, *History of the State of Nevada*, 551.

<sup>11</sup> *Harper’s New Monthly Magazine* vol. 22 no. 128 (January 1861), p. 145, and vol. 30 no. 180 (May 1865), p. 294; Browne, *A Peep at Washoe*, 77.

The construction of the Virginia and Truckee Railroad from 1869 to 1872 marked an important development in Carson City's history. The line facilitated the shipping of precious metals and supplies between Carson City and Virginia City, the two termini of the road's original section, completed in 1870. In 1872 the line was built through to the transcontinental Central Pacific at Reno, greatly enhancing market opportunities for businessmen and consumers alike. By 1875 a branch line had been constructed southward from town along Stewart Street and in 1905 this line was extended to Minden in the Carson Valley. The sole surviving building associated with the line in Carson City is the 1872 Virginia and Truckee Railroad Depot at 729 N. Carson. Located a block from the 1869 Carson City Mint, the depot and an associated shops complex (demolished in 1991) stimulated commercial and residential development at the north end of the historic district. The depot is representative of its type: a long board-and-batten building with broadly overhanging eaves supported by large brackets. It served for passengers and offices until 1950 when the V&T ceased operations and the rail lines along Washington Street were taken up. Fortunately for the building and for the state's railroad history, the depot was acquired by Carson Lodge No. 1 F&AM and it continues to serve as a Masonic meeting hall. A section of the historic line has been reopened as a tourist attraction.<sup>12</sup>

The collapse of mining in the Comstock Lode beginning in the late 1870s had negative repercussions for Carson City that were only partly ameliorated by the existence of state, local, and federal institutions. The population fell by over half from 4,229 in 1880 to 2,100 in 1900 and reached a nadir of 1,596 in 1930. The 1940 Works Project Administration Nevada guide described the city as the smallest capital in the United States, a point of local honor acquired in the 1890s and not relinquished until the 1960s when the city's population surpassed that of Montpelier, Vermont. According to the 1940 guide, "Though the great majority of people living in Carson are employees of the State, a few are employed by the Federal government . . . others work in the shops of the little Virginia and Truckee Railroad, in the local brewery, and in the stores and other service businesses depending on valley trade." In the mid-twentieth century Carson City rebounded, attaining a population of 5,163 in 1960 and 55,274 in 2010 (incidentally placing it at about the sixteenth smallest state capital in population).<sup>13</sup>

#### *Politics/Government Context*

As Nevada's capital city for most of its existence, Carson City has been the stage for important developments in the state's political life and government. The city was in part a creation of politics—evidence suggests Abraham Curry and other territory and statehood boosters conceived of it as a future capital. In February-March 1861, after several years of effort, Carson City attorney and city founder John J. Musser was successful in persuading Congress to create Nevada Territory out of the western part of Utah Territory. When Territorial Governor James W. Nye arrived in July 1861 he selected Carson City as his base of operations and instructed the legislature to convene there. The territorial legislature met for the first time on October 1, 1861, at Abraham Curry's Warm Springs Hotel located east of downtown, and its second session in 1862 was held in the Great Basin Hotel that formerly stood on the southwest corner of the intersection of Carson and Musser streets. Nevada's first and second constitutional conventions in 1863 and 1864 were also held in the hotel. The Great Basin Hotel served as the de facto capitol building through the territorial period and into early statehood. With the territorial government up and running, ratification of the permanent seat of government was resolved in favor of Carson City (Virginia City also put in a bid). The hotel was purchased by Ormsby County in October 1862, suggesting its use as a hostelry was brief and also that its use as the courthouse and offices for Ormsby County overlapped its territorial and state use. The venerable building was demolished to make way for a new courthouse, the present building on the site, which was constructed in 1920. In 1873 some county offices were lodged in a small building at the corner of Plaza and Proctor streets.<sup>14</sup>

<sup>12</sup> Ossa, "Virginia and Truckee Railroad Depot;" Drew, "Virginia & Truckee;" Works Progress Administration, *Nevada, A Guide to the Silver State*, 202.

<sup>13</sup> Guy Rocha personal communication; "Nevada Place Names Populations, 1860-2000;" Works Project Administration, *Nevada, A Guide to the Silver State*, 198-199, 293; Rocha, "Carson City: The Nation's Smallest Capital?"

<sup>14</sup> Guy Rocha personal communication; Bowers, *Sagebrush State*, 15-16; *Reports of the 1863 Constitutional Conventions*, 462; Marsh, *Letters from Nevada Territory*, 408; Cerveri, *With Curry's Compliments*, 17, 26, 40; Works Progress Administration, *Nevada, A Guide to the Silver State*, 200. Humphreys, "Bank Saloon;" Uhlhorn, *Virginia and Truckee Railroad Directory, 1873-74*, 317.

No sooner had Nevada Territory been established in 1861 than Nevadans began to work towards statehood. The first attempt in 1863 failed but a shift in the national political scene made Congress more receptive the following year. A constitutional convention met in Carson City in July 1864, the citizenry voted overwhelmingly in favor of the constitution that resulted in September, and on October 26 the text of the constitution was wired from the Carson City office of the California Telegraph Company to Washington. President Lincoln, who wanted Nevada electoral votes in time for the 1864 presidential election, received the text two days later and proclaimed Nevada the thirty-sixth state on October 31, 1864. The 1864 constitution—at the time the longest document to be transmitted by telegraph—continues to serve the state in amended form.<sup>15</sup>

The West Side Historic District contains numerous properties associated with the personalities who helped shape Nevada's political culture during the tumultuous territorial years and early statehood. In 1860 attorney and politico William Morris Stewart built the story-and-a-half stone house at 108 N. Minnesota where he lived while serving in the Nevada territorial legislature. In 1862 Elsie Nye, the wife of Territorial Governor James Warren Nye, purchased the property and the Governor lived there until his death in 1876. Stewart and Nye were elected as Nevada's first United States senators in 1864. Stewart's national career was especially notable; he is credited with authoring the Reconstruction-era Fifteenth Amendment, which protected voting rights (Nevada was the first state to ratify the amendment in 1869), and he crafted important mining and irrigation legislation. With statehood in 1864 Henry Goode Blasdel was elected governor. Beginning in 1867 a one-story with garret brick house built in 1861 at 300 N. Division was rented as the Governor's office, and there are indications Blasdel and his family may have occupied the house as their residence as well. Blasdel became owner of the house in 1870 and in 1871, the year he left office, he was residing at the address. Stewart, Nye, and Blasdel were Republicans, as were the majority of Nevada state officeholders until the end of the nineteenth century.<sup>16</sup>

The new state needed a capitol building to house governmental functions and, of equal importance, to serve as a symbol of Nevada's aspirations. An "Act for the erection of a State Capitol" was signed into law on February 23, 1869, and soon thereafter San Francisco architect Joseph Gosling was selected for the project. Gosling designed a monumental two-story building of cruciform plan with pedimented wings facing the cardinal directions and an octagonal cupola with a belled domical roof rising above the center point. As befitted a state capitol of the era, stone was specified for the walls, and the stone that was chosen was Carson City's own sandstone from the Nevada State Prison quarry (formerly owned by Abraham Curry), which had the added advantage of being free to the state. The building that Carson City contractor Peter Cavanaugh and Son raised over the course of 1870 and 1871 was nominally Italianate in style, as indicated by its round-arch biforate windows, but classical and renaissance architecture provided the ultimate inspiration for such features as heavy modillion cornices, quoined stonework around windows and at corners, and dignified Doric porches at the entries. The interior was suited to Nevada's bicameral legislature, with large chambers for the Senate and the Assembly, as well as a Supreme Court courtroom, the Governor's office, and offices for other state officials and functionaries. The building required enlargement over time; first in 1905 with the rear addition of an octagonal library wing designed by John M. Curtis; then in 1913 by extension of the north and south wings according to plans by architect Frederick J. DeLongchamps. The Capitol continues to house the Governor's office and those of other officials but the other branches of government have moved to adjacent buildings.<sup>17</sup>

During the historic period, men dominated Carson City's political scene—with one notable exception. Hannah Keziah Clapp arrived in Carson City in 1860 and the following year entered the political fray, successfully lobbying the territorial legislature to charter the co-educational Sierra Seminary, Nevada's first private school. (A small school known as the Stone School opened on the 200 block of North Nevada Street about the same time.) In 1875 Clapp's school was located in a large two-story building on the 300 block of North Telegraph Street, labeled "Public School" on the 1875 bird's-eye perspective. Clapp and co-principal Eliza C. Babcock opened the state's first kindergarten at the seminary in 1877. In 1875 Clapp and Babcock were the successful bidders for supplying the fence that surrounds the capitol square (the fence

<sup>15</sup> Bowers, *Sagebrush State*, 17, 23; Cerveri, *With Curry's Compliments*, 26-27.

<sup>16</sup> Bowers, *Sagebrush State*, 85; Stewart-Nye House survey form; Adams, "William Morris Stewart – James Warren Nye House;" "William Morris Stewart;" "Fifteenth Amendment;" "James Warren Nye;" Serafin and Pezzoni, "Saint Peters Episcopal Church Rectory Report."

<sup>17</sup> Nicoletta, *Buildings of Nevada*, 101-102; Hancock, "Nevada State Capitol;" "Nevada State Capitol."

was manufactured by the Robert Wood Company Ornamental Iron Works of Philadelphia and continues to serve its original function). Beginning by at least the 1880s, while she was a resident of Carson City before moving to Reno and a teaching position with the University of Nevada, Clapp was at the forefront of efforts to secure the vote for Nevada's women. The issue had been considered by the legislature as early as 1869 but it was not until 1914 that a state constitutional amendment was passed granting Nevadan women equal suffrage, six years before passage of the Nineteenth Amendment provided the same rights at the national level. Hannah Clapp built a house at 512 Mountain Street in 1865 for herself and her colleague Babcock that featured landscaped grounds tended by a hired gardener.<sup>18</sup>

The West Side Historic District has many properties that are associated with political figures in addition to the ones already discussed. Historian Guy Rocha has documented the various homes of Nevada governors. The aforementioned Hannah K. Clapp House was one of these; Charles C. Stevenson acquired the house in 1886 and lived there during his term as governor from 1887 until his death in 1890. Roswell Colcord lived at 700 W. Telegraph during his term from 1891 to 1895 and John E. Jones lived at 603 W. Robinson during his brief term (1895-96). The Governor Reinhold Sadler House at 310 Mountain, built in 1877, is a relatively plain Victorian frame house owned by Sadler during his time as Lieutenant Governor/Acting Governor (1896-98) and Governor (1899-1903). The 1862 Orion Clemens House at 502 N. Division is best known as the residence of the Territorial Secretary and brother of Mark Twain (Samuel Clemens), who often visited the house, although it also has a two-fold gubernatorial association; Orion Clemens served as Acting Governor while Territorial Governor James Nye was out of state on official business, and Governor John H. Kinkead lived in the house during his term, 1879 to 1883. The era of peripatetic executive mansions came to a close in 1909 with the completion of the Governor's Mansion at 606 Mountain. Governor Denver Dickerson and his family were the mansion's first residents. The family included June Dickerson (b. 1909), to date the only child to be born in the Governor's Mansion.<sup>19</sup>

### *Commerce Context*

Most early descriptions of Carson City focus on the commercial district, the area usually experienced by the travel writers and other commentators who passed through the nascent community. Mark Twain first visited the city in 1861 and has left a characteristically humorous account of its commercial architecture. Carson City "was a 'wooden' town; its population two thousand souls. The main street consisted of four or five blocks of little white frame stores which were too high to sit down on, but not too high for various other purposes; in fact hardly high enough. They were packed close together, side by side, as if room were scarce in that mighty plain." Another chronicler, early Carson City resident Dr. O. H. Pierson, described the rapidity with which commercial buildings were erected during the boom of 1859 and 1860. "As by magic," he recalled, "buildings were erected all along the main, or Carson street, and on the cross streets."<sup>20</sup>

Twain's description offers clues to the original function and construction of the city's first generation of commercial buildings. The paradoxical crowding resulted from the pressures of commerce, the need for merchants to jockey for the attention and dollars of customers who would not have wanted to hunt through town for the services and goods they sought. In the early 1860s the potential value of commercial lots would have been paramount in the calculations of lot owners. The flimsy frame stores merely provided a return until more permanent construction took their places or the owner decided to cash in and move on. The hurly-burly of commercial construction crowded out other activities, which partly explains why the city's early family homes and churches were built in the less pressurized environs of the West Side Historic District a few blocks to the west. Merchants also built warehouses in the back blocks from which they could

<sup>18</sup> Hulse, *Silver State*, 159-160; Bennett, "Women in Nevada Politics;" Nevada Heritage website; Walton-Buchanan, "Hannah Keziah Clapp;" Rocha and Myers, "Myth # 4 – Hannah Clapp and the Capitol Fence;" Moreno, *Short History of Carson City*, 45-46; Goodwin and Wieprecht, "First Presbyterian Church," 1; Koch, "Birds Eye View of Carson City."

<sup>19</sup> Nicoletta, *Buildings of Nevada*, 109-110; Rocha, "In Carson City There are Many Mansions;" DeVita and Wieprecht, "Orion Clemens Home;" Wieprecht, "Governor Sadler House;" Wieprecht, "Governor's Mansion."

<sup>20</sup> Cerveri, *With Curry's Compliments*, 2, 13; Hulse, *Silver State*, 85 (quote from Mark Twain's book *Roughing It*); Nolen, "Kit Carson Trail Inventory," 61.1; Angel, *History of the State of Nevada*, 553.

quickly restock their stores in the commercial core. A brick barn that stood behind the 1861 Saint Peter's Episcopal Church Rectory at 300 N. Division until its demolition in 1874 may have served such a function.<sup>21</sup>

That the stores were mostly frame in Twain's estimation points to the availability of lumber from the timber stands of the Carson Range and the forests of the Lake Tahoe basin beyond. Presumably lumber had early on become more affordable than locally available materials such as stone and was deemed superior to adobe. Frame construction was suited to the skills of the carpenters who flooded the region. Wood building also meant that the downtown was a tinderbox, which explains the preference for masonry when lot owners rebuilt. It is likely some of the stores Twain assumed were frame on account of their wooden storefronts were adobe or possibly even canvas behind. Abraham Curry, who was a building contractor in addition to his other vocations, reportedly built numerous adobe buildings in town beginning in 1858 including one structure on a prime Carson Street intersection that undoubtedly served a commercial purpose. Curry replaced this adobe building with the Great Basin Hotel, an impressive two-story stone building (one account states the hotel was erected in 1860-61 but the actual date appears to have been 1862 and the roof was either completed or repaired in November 1863). In September 1859 William Ormsby built "an adobe house 45x50 feet, and two stories high" with his business (presumably a general merchandise store) on the lower level and his residence above. These and other adobe buildings, including probably dwellings and outbuildings in the West Side Historic District, were probably considered "starter" structures. They began to be replaced soon after their construction, as the Great Basin Hotel example shows, and replacement continued at least as late as 1874 when Mathias Rinckel tore down the "old doby" that had housed his meat market at the corner of Carson and Proctor streets and built in its stead the two-story brick building pictured in Myron Angel's history.<sup>22</sup>

The mercantile firm of Abraham Klauber, of Bohemian Jewish ancestry, and partner Francis Mandlebaum is representative of Carson City's early commercial enterprises. The 1860 census recorded the partners in Genoa but the following year they opened a branch store in up-and-coming Carson City, as they announced in an advertisement in the October 20, 1861, issue of the *Daily Silver Age*. Among the goods they advertized were groceries, provisions, hardware, wines, liquors, dry goods, clothing, boots, shoes, and furniture. The firm also dealt in beef cattle. An indication of the value of Mandlebaum and Klauber's stock is provided by a court case that estimated the 1862 value of goods in the firm's Carson City store at about \$64,000 (stock in the Genoa store was valued at about \$6,000). According to historian Willa Oldham, writing about Carson City's early Jewish merchants, "Once the importance of the [Comstock Lode] was established these men could see a real opportunity, with Carson City as the hub, to provide the goods needed by the hard working miners and those engaged in services to assist them such as freighters, lease attorneys and the like." A well known Carson City Jewish merchant family was the Olcoviches. In 1874-75 Joseph Olcovich built the elaborately decorated Gothic Revival house that stands today at 214 W. King and in 1877 his brother Hyman Olcovich built the similarly ornamental house that stands at 412 N. Curry. Merchants of Mandlebaum and Klauber's generation had to contend with high freight and other costs—costs which they passed on to their customers. In 1860 English explorer Richard F. Burton stopped in Carson City to buy supplies for the last leg of his journey from Salt Lake City to California. The tobacco and clothing he purchased—of "intrinsically vile" quality—cost three times as much as the same articles in a pricey London shopping district, Burton claimed. By the time the Olcovich brothers were erecting their stylish residences in the West Side Historic District, the completion of the Virginia and Truckee Railroad had presumably lowered the cost—and improved the quality and variety—of goods sold in the community.<sup>23</sup>

Carson City's largest commercial building type during the nineteenth century was the hotel. Hotels were the focal points of social and political life before churches and government buildings were completed. Abraham Curry's Great Basin Hotel, for example, was the meeting place of the territorial and state legislatures from 1862 through at least 1869. Other early hotels and boarding houses of note included the Ormsby House, the White House, the Corbett House, the Arlington House, the Penrod House, and the St. Charles Hotel-Muller's Hotel. The latter, which stands today at 310 S. Carson, is the sole survivor of the city's flagship hostelries. The Italianate brick hotel was built in the spring and summer of 1862 in two

<sup>21</sup> Hulse, *Silver State*, 85; Serafin and Pezzoni, "Saint Peter's Episcopal Church Rectory Report."

<sup>22</sup> Cerveri, *With Curry's Compliments*, 13, 32, 34-35; Marsh, *Letters from Nevada Territory*, 408; ; *Reports of the 1863 Constitutional Convention*, 143; *Carson Daily Appeal*, April 25, 1874; Angel, *History of the State of Nevada*, 97, 553.

<sup>23</sup> Serafin and Pezzoni, "Saint Peters Episcopal Church Rectory Report;" Oldham, *Carson City*, 136; Mandlebaum [sic] v. The People; James and McFadden, "Olcovich/Meyers House;" Burton, *City of the Saints*, 558.

parts. The grander, three-story St. Charles section at the corner of Third Street was built for George Remington and Daniel Plitt by brick maker and contractor Thomas T. Israel. The proprietors opened the St. Charles in time to cater to lawmakers and hangers-on in town for the second territorial legislature (the equally sizable Great Basin Hotel appears to have been largely devoted to housing the legislative sessions), and they and their barkeeper Charles B. Slicer ran effusive newspaper advertisements touting the hotel's restaurant, saloon, newspaper reading room, and first-class accommodations estimated in 1863 to number thirty to fifty sleeping rooms. The more modest two-story Muller's Hotel had a working class focus, specifically French Canadian wood choppers attracted by the culinary offerings of proprietor Albert Muller, a French-born baker, and his wife Lena, remembered as a good cook. Muller's Hotel did little advertising. In later decades a Chinese laundry was attached to the rear of the St. Charles to assure the cleanliness of the hotel linens, and in the 1890s the two hotels were united as one business which was known as the Pony Express Hotel in the mid-twentieth century. The hotel fell into disrepair but was returned to its former glory through a series of recent rehabilitations.<sup>24</sup>

In addition to the many residences of merchants, the West Side Historic District includes historic buildings built for a commercial or quasi-commercial purpose. The 1864-65 Carson City Brewery at 449 W. King combined beer making with a well stocked bar that offered beer, pretzels, and "Switzer Kase" (Swiss cheese). Proprietors Jacob Klein and John Wagner claimed in an early advertisement "it is conducive to health to see us at our Brewery, and imbibe a cool and foaming draught of this delicious beverage." Evidence suggests the building was intended as a European-style beer hall with outdoor seating on a deck-like boardwalk that once extended around the King and Division street elevations. Street trees shaded the deck and hooks on the building's two-story brick walls may have supported canvas awnings (or they may have been installed with the expectation that awnings or porches might eventually be added). The building's placement well outside the noise, dust, and stink of the commercial district was presumably part of the business plan, plus the location placed it close to the original 1860 brewery building on the block (now gone). The Carson City Brewery later made Tahoe Beer and from 1951 to 1975 served as the print shop and office of the Nevada Appeal newspaper. In 1977 the Carson City Arts Alliance purchased the building and it now operates as the rehabilitated Brewery Arts Center with a café in the old barroom. Similar in form and construction to the brewery is the 1864 E. D. Sweeney Building at 102 S. Curry. King Street, on which the Carson City Brewery and the E. D. Sweeney Building were built (the Sweeney Building faces King), had a commercial character in the early years that quickly gave way to the more residential character that typifies the street today (and that may have been the intent at the founding of the city in 1858). The two buildings illustrate an important aspect of the city's multistory commercial buildings: the functional diversity of their upper floors, which accommodated meeting halls, professional offices, lodging rooms, and permanent residences. The Brewery, for example, contained a Masonic meeting room in its upper floor for many years that was used during holidays by the city's Jewish community.<sup>25</sup>

The commercial associations of the West Side Historic District continued into the twentieth century as merchants occupied existing houses or built new ones. The association weakened after the period of significance when newly established post-war suburban neighborhoods siphoned off the business leaders who had historically populated the district. The latter decades of the twentieth century and the first years of the twenty-first century have witnessed another commerce-related trend—the conversion of a number of dwellings to offices for attorneys, accountants, and other professionals. The actions of the Carson City Historic Architecture Review Commission since the 1980s have helped to assure that these commercial conversions have respected the predominately residential architectural character of the district.

### *Architecture Context*

The year 1858 marks the beginning of Carson City's architectural development but something is known about the architectural character of the pre-existing building that helped spark the creation of the city. The Eagle Ranch trading post was described in the nineteenth century as a "fine log house" built with trees cut in nearby Kings Canyon. Log construction, a feature of Hispanic building tradition as well as European-American tradition, was well established in the

<sup>24</sup> Guy Rocha personal communication; Wieprecht and Humphreys, "St. Charles Hotel-Muller's Hotel;" Nicoletta, *Buildings of Nevada*, 106; Works Progress Administration, *Nevada, A Guide to the Silver State*, 200.

<sup>25</sup> Guy Rocha personal communication; Serafin and Pezzoni, "Brewery Arts Center Report."

West by the late antebellum period, and simple log structures were built during the early years of the city's development (the "loghouse spring" at Aaron Treadway's Washington Street residence was an example). Most descriptions and early photographs, however, indicate the dominance of two other architectural traditions in the city's nascent development. The more ephemeral of the two was the Hispanic tradition of adobe construction (the word "adobe" entered the Spanish language from ancient Egyptian via Arabic). Mud, sand, and straw adobe bricks were quick and easy to make, and covered with a protective layer of mud stucco they were ideal for the dry Nevada climate. Carson City may have received the tradition second-hand. The first settlers included a large contingent of Anglos who before coming to Nevada lived for a time in California where adobe construction was common. In fact, the best known manufacturer of adobes at the inception of the city was New York native Abraham Curry, the city's principal promoter and building contractor, who lived in California several years before coming to Nevada. Curry did not make the adobes himself since the work was likely done by his employees, who may have included Californian Hispanics. Mexican miners were also present in the region during the period. Another, intriguing possibility is a Chinese contribution to the local adobe tradition. Adobe construction was common in China and a settlement of Chinese miners was located in the area by the summer of 1859.<sup>26</sup>

Adobe buildings were hastily thrown up to house the exponentially increasing population of the early years. In November 1859 Abraham Curry and his son Charles Curry contracted to build an adobe building for the mercantile firm of Cook, Mott and Company with dimensions of twenty-four by eighteen feet and a wing measuring eighteen by fourteen feet. The agreement stipulated a ten-dollar penalty to be paid by the Currys if they failed to complete the building by the specified date. The building, which may have stood on the west side of South Carson Street near its intersection with Second Street, may have been occupied by the Kelly, Mott and Company hardware and stove store in 1863. Just as quickly as adobe buildings went up they came down as merchants and householders rebuilt in stone, brick or frame, sometimes within a few years of initial construction. Presently no adobe buildings are known to survive in the district although a ranch-related adobe structure stands or recently stood within a few miles of the city center.<sup>27</sup>

The other, ultimately more lasting architectural tradition may be considered Anglo-American for its source in mainstream national culture. Specifically, local non-adobe construction appears most reflective of the Greek Revival-influenced antebellum architecture of New England and the upper Midwest transmitted to Nevada. The transmission was either direct or through California; an 1860s description of the Carson City region as a "second California" applied to its architecture as well as its society and economy. Builders in this tradition worked in wood, brick, and—significantly in Carson City—stone. Once again, Abraham Curry was a seminal figure in the development of the city's tradition of stone construction. Curry had opened a quarry to the east of the downtown as early as the end of 1858 when he used sandstone to build Curry's Hall, christened at the New Year's Eve ball of 1858. A second limestone quarry was owned by W. H. Hussy about a mile south of the center of town in March 1861. The Hussy quarry, which operated in conjunction with a lime kiln, may have been worked for the production of building or agricultural lime instead of, or in addition to, architectural stone.<sup>28</sup>

The oldest stone building still standing in the West Side Historic District—in fact, downtown Carson City's oldest known surviving building—is the Stewart-Nye House at 108 N. Minnesota. The gable-front story-and-a-half residence was built and occupied by the end of 1860. A stone building likely built by Curry was the Stone Schoolhouse that stood near the northeast corner of Musser and Nevada streets. This building, which was in existence by 1861, may be depicted in a ca. 1871 photograph as a gable-roofed building of roughly square plan. (There are conflicting accounts about the location of the Stone Schoolhouse.) It served for community activities like funerals in 1861. The schoolhouse was dismantled and its stones used as bases for the Carson City Historical Commission 1976 Bicentennial markers that stand around the city. Abraham Curry's quarry was incorporated into the state penitentiary grounds and sandstone quarried and shaped by

<sup>26</sup> Stilgoe, *Common Landscape of America*, 38; Kirker, *California's Architectural Frontier*, 3-4, 9; "Adobe;" Greeley, *An Overland Journey from New York to San Francisco*, 277; Cerveri, *With Curry's Compliments*, 13; Angel, *History of the State of Nevada*, 551, 137, 533.

<sup>27</sup> Michael Drews personal communication; Cerveri, *With Curry's Compliments*, 13, 30-31, 127; Old Carson County Deed Book A, p. 3.

<sup>28</sup> Cerveri, *With Curry's Compliments*, 14; *Harper's New Monthly Magazine* vol. 30 no. 180 (May 1865), p. 294; Old Carson County Miscellaneous Book E, p. 141.

convicts became the material of choice for major construction projects of the late 1860s and early 1870s like the Nevada State Capitol, the Carson City Mint, and the Virginia and Truckee Shops complex.<sup>29</sup>

By the mid-1860s, in part due to its growing roster of stone buildings, Carson City elicited positive reactions from visitors. “Carson City of 1864 is quite a large and important place,” wrote one correspondent, who noted the transformative effect of stone from Abraham Curry’s quarry. “The place now boasts of splendid stores, court-houses, and dwellings, built of this stone; fine hotels, family mansions, beautiful cottages, and, indeed, a place for Nevada to be proud of.” Despite the writer’s claims, the city’s handful of true mansions were at least a decade in the future, and the “court-houses” were just one—Curry’s Great Basin Hotel—but from Carson’s surviving stone architecture the general picture seems accurate.<sup>30</sup>

Brick, like stone, had the advantage of greater durability and fire-proofing and was regarded as a prestige material. An early example of brick construction in the city is the house at 300 N. Division, which appears to have been completed for John Trumbo by the end of November 1861 (when its kitchen was damaged by the gale of that month). Several brick buildings were built or begun in 1862. The brick walls of the earliest section of First Presbyterian Church at 306 W. Musser were completed by the end of 1862 when a mining downturn depressed the local economy and halted work. Construction resumed a couple years later and the church was dedicated in May 1864. A builder in brick known to have been active in the city in the early 1860s was Thomas T. Israel. Israel built the Ormsby-Rosser House at 304 S. Minnesota in 1862-63 and the St. Charles and Muller Hotel (outside the district) in 1862. Somewhat later is the E. D. Sweeney Building at 102 S. Curry, which evidence suggests was built in 1864—not 1859 as sometimes claimed. In its early years the building housed a groceries and provisions store on the ground floor and a law office and federal land office on the second floor. Historian Richard Moreno writes that the building was erected for Sweeney by his father-in-law, builder Peter Cavanaugh. Nevada’s first elected state governor, Henry Blasdel, kept his office there (later he kept it in the aforementioned house at 300 N. Division). It may be significant that one of T. T. Israel’s few land transactions during the period was the sale of a parcel south of the city to E. D. Sweeney in 1863.<sup>31</sup>

Period accounts suggest frame construction was the most common building method in the early years. J. Ross Browne was not impressed with the city’s frame buildings, calling them “thin shanties” that the wind and snow blew through during his chilly visit in the spring of 1860. The offices of the *Territorial Enterprise* were housed in a “dirty frame shanty,” Brown alleged. Wood building materials were hard to come by. In September 1859 the *Territorial Enterprise* noted, “The scarcity of lumber is a great drawback to our prosperity; J. K. Trumbo disposes of his lumber weeks in advance.” Trumbo owned a Genoa-area sawmill which he sold to Abraham Curry in 1860. Eventually sawn lumber became more available. The Carson City Steam Planing Mill operated in the city in 1875, presumably for the manufacture of wood building materials and components, and the Stewart Street plant of the Glenbrook Mill Company appears to have functioned as a sawmill of some sort. A notable aspect of Carson City’s early frame buildings was the ease and frequency with which they were moved. The 1863-64 Foreman-Roberts House was moved to the 1200 block of North Carson Street from Washoe City in 1874 and the same year plans to move the three-story Bryant House hotel to the 700 block of the street were discussed. The hotel originally stood in the Clear Creek area and had already been moved once to Carson.<sup>32</sup>

<sup>29</sup> Rocha, “Stewart-Nye Residence 150<sup>th</sup> Anniversary;” Herman, *Gold and Silver Colossus*, 163; Chambers, “Stewart-Nye House;” Moreno, *Short History of Carson City*, 46, 47; Marsh, *Letters from Nevada Territory*, 319.

<sup>30</sup> Moreno, *Short History of Carson City*, 34.

<sup>31</sup> Guy Rocha personal communication; Marsh, *Letters from Nevada Territory*, 379; Rocha, “Carson City’s E. D. Sweeney Building;” McKee, “E. D. Sweeney Building;” Moreno, *A Short History of Carson City*, 2-3; Serafin and Pezzoni, “Saint Peters Episcopal Church Rectory Report;” Goodwin and Wieprecht, *First Presbyterian History*, 2, 38; Humphreys, “Ormsby-Rosser House;” Wieprecht and Humphreys, “St. Charles Hotel-Muller’s Hotel;” Ormsby County Deed Book 6, p. 533.

<sup>32</sup> Guy Rocha personal communication; *Territorial Enterprise*, September 17, 1859; *Carson Daily Appeal*, April 22, 1874; Harmon and Rocha, “Foreman-Roberts House;” Serafin and Pezzoni, “Saint Peters Episcopal Church Rectory Report,” 4-6; Works Project Administration, *Nevada, A Guide to the Silver State*, 292; Angel, *History of Nevada*, 188-191; Koch, “Birds Eye View of Carson City.”

With settlers flooding into Carson City in the early 1860s, the construction of houses and other buildings assumed the proportions of a booming business. Evidence suggests Abraham Curry was the principal contractor. Another prolific builder was Dr. O. H. Pierson who built the St. Nicholas Hotel in 1859 and claimed to have built “twelve other houses of various sizes and different forms of construction, in different parts of the city.” The Corbett brothers, Daniel and William, were involved in the construction of at least two prominent churches—First Presbyterian Church (1862-64; 306 W. Musser) and Saint Peter’s Episcopal Church (1867-68; 314 N. Division)—and the firm of Peter Cavanaugh and Son built Saint Teresa of Avila Catholic Church (1870-71; 501 W. King) in addition to its principal commission of the era, the Nevada State Capitol (101 N. Carson; 1870-71).<sup>33</sup>

Census records provide insights into the growth of the building trades in Carson City. The 1860 statistics are for the territorial-era Carson County, a large area that included Genoa, Virginia City, and other early communities in addition to Carson City, but even so a relatively large portion of the thirty-four carpenters in the county would have resided in Carson City, which boasted a total population of 714. The 1870 figures are specific to Carson City and record fifty-four carpenters, twenty-five masons (there were four in all of Carson County in 1860), sixteen painters, and twelve engineers (some members of these last two groups may have worked for the Virginia and Truckee Railroad and not in general construction). Carson City was also home to a self-styled architect, the Pennsylvania-born Francisco Butler. Butler was present in the community in 1880 as well as 1870 but is missing from Carson City in an 1873-74 directory. For the most part, Carson City turned to outside expertise for the design of its more important public and private buildings. In the nineteenth century San Francisco provided that expertise, as for example architect Joseph Gosling, who designed the Nevada State Capitol (101 N. Carson; 1870-71), and architect Charles H. Jones, who designed the Rinckel Mansion (102 N. Curry; 1875-76). (Note: It is conceivable that the Charles Jones who is credited with the design of the Rinckel Mansion is actually local carpenter “Charley” Jones who built and apparently designed similar houses during the period such as the 1874 Kelly-Schulz House at 212 N. Division.) By the early twentieth century the growth of Reno enabled it to support resident architects, some of whom, such as Frederick J. DeLongchamps, were active in Carson City.<sup>34</sup>

Carson City’s earliest stone and frame houses typically reflect the influence of the Greek Revival style in their form and detail. This is not unexpected considering the popularity of the style in California during the years preceding and coinciding with the settlement boom in Nevada. The Greek Revival, as its name suggests, evoked the architecture of classical Greece (and, to an extent, Rome) through the use of the column motif, gable-front forms in imitation of pedimented Greek temple fronts, and, oftentimes, simplicity and restraint in ornamentation. The heyday of the style in its vernacular manifestations was the period from the 1830s to about 1870, although in many areas it remained common well into the late nineteenth century. Architectural historian Harold Kirker notes that the style “was the domestic vernacular on California’s architectural frontier” from the mid-1840s through the 1860s. Lithographs of California mining towns like Nevada City—one of many communities on the west side of the Sierra Nevada with which Carson’s early settlers were familiar—show many examples of small gable-front houses like those built in Carson City. The gable-front cottage form and Greek Revival detail were also popularized by the print media. The 1873-74 Virginia and Truckee Railroad directory has an advertisement by Sacramento builder James Contell picturing a small house with a porch engaged under a front gable and supported by simple square-section Greek Revival columns.<sup>35</sup>

A representative example of the Carson City Greek Revival cottage is the Stewart-Nye House at 108 N. Minnesota. In addition to its gable-front form, the 1860 house features a front porch supported by posts composed of paired slender members that have the appearance of standard paneled Greek Revival columns but with voids in place of the panel. Similar porch supports appear on a ca. 1850 Greek Revival house in Angels Camp, California, illustrating the use of this non-standard porch detail elsewhere in the region. Some Carson City houses acquired porches and other functional features years or decades after their original construction, so it is not certain that the Stewart-Nye House porch is original

<sup>33</sup> Angel, *History of the State of Nevada*, 553; Rocha, “‘Gentleman Jim’ Corbett and Carson City’s Corbett School;” Goodwin and Wieprecht, “First Presbyterian Church;” Serafin and Pezzoni, “Saint Peters Episcopal Church Report;” Serafin and Pezzoni, “Performance Hall Report.”

<sup>34</sup> Nevada Online Census Database; Uhlhorn, *Virginia and Truckee Railroad Directory, 1873-74*, 314; Nicoletta, *Buildings of Nevada*, 48.

<sup>35</sup> Kirker, *California’s Architectural Frontier*, 41, plates 13, 14, 24; Uhlhorn, *Virginia and Truckee Railroad Directory, 1873-74*, lii.

to the house, but the existence of similar porches before the 1860s suggests that it likely is. A more elaborate version of the Greek Revival style is the ca. 1871 Abraham Curry House at 406 N. Nevada. Instead of the standard gable-front form, Curry's one-story stone house has a low-pitched hip roof originally crowned by an octagonal cupola that illuminated the dining room on the interior. Greek Revival influence was seen on the exterior, principally in the supports of the former front porch, which were square-section paneled columns with molded caps, and is evident today in the modillion brackets that decorate the roof eaves. The style also characterizes such details as the front entry, which is embellished with paneling on the soffit and jambs of the embrasure and under the sidelights, decorative colonnette-like pilasters, and a transom with a center diamond-shaped pane.<sup>36</sup>

Contemporary with the Greek Revival style in Carson City were the Italianate and Gothic Revival styles. The Italianate style, loosely inspired by the villa architecture of rural Italy, is most prominently displayed on the city's monumental government buildings of the boom period: the 1866-69 Carson City Mint at 600 N. Carson and the 1870-71 Nevada State Capitol at 101 N. Carson (both buildings are located near to but outside the district). Round-arch windows are the distinguishing Italianate feature—the capitol with the added embellishment of paired round-arch sashes in each window—and the mint features in addition large curved brackets in its cornice, bracketed cornices being another hallmark of Italianate influence. A richly carved bracketed cornice ornaments the 1875-76 Rinckel Mansion at 102 N. Curry and similar brackets appear in the house's porch cornice, at the tops of the porch posts, and under the projecting window lintels. An unusual use of the Italianate style is the design of the 1862-64 First Presbyterian Church at 306 W. Musser, which has tall round-arch windows in round-arch recesses separated by pilasters.<sup>37</sup>

The Gothic Revival style, which emulated the richly-ornamented non-classical architecture of medieval Europe, finds its fullest expression in Carson City's domestic architecture in the 1863-64 Foreman-Roberts House at 1207 N. Carson (outside the district), which although it did not originally stand in the city (it was built in Washoe City) has been a part of the community since 1874. Gothic features of the house include narrow lancet-arch (pointed) windows flanking the front entry, a lancet-arch door that opens onto an ornate balcony over the front entry and has tracery-like muntins between the panes of its transom, and a delicate vergeboard with cusps and quatrefoil cutouts in the steep gable of the front entry projection. The Ormsby-Rosser House, built in 1862-63 at 304 S. Minnesota, features a lancet gable window emphasized by an arched corbel course in its north wing, added in 1870. Another Gothic Revival-influenced house is the ca. 1876 David Smaill House at 313 W. Ann, which has the one-story gable-front form of the city's Greek Revival cottages but is ornamented in a variant of the Gothic style with a delicate vergeboard featuring a repeated circular motif and porch posts and balustrades with similar jig-sawn ornament.<sup>38</sup>

The Gothic Revival was especially popular among the city's Christian congregations due to the ecclesiastical prototypes on which the style was based. First United Methodist Church, built in 1865-67 at 200 N. Division, is a stone edifice with the characteristic lancet-arch window and door openings of the style as well as buttresses that were originally capped by octagonal pinnacles (pieces of these were apparently later used to make columns for a side porch). Another early church with lancet openings and buttresses is Saint Teresa of Avila Catholic Church at 501 W. King (just outside the district), built in 1870-71 as the third church of the parish. Carson City's first Catholic chapel was destroyed in a wind storm; the buttresses of the 1870-71 building were presumably added as reinforcement against wind, which may also have been the reason for the multiple diagonal braces used in the building's frame construction. Saint Peter's Episcopal Church at 314 N. Division, built in 1867-68 and enlarged several times, has the standard lancet openings and other features characteristic of Gothic Revival church construction such as a front bell tower with a graceful spire (rebuilt in 1977 after a devastating fire) and brilliantly colored stained glass made at the Pacific Glass Works in San Francisco.<sup>39</sup>

<sup>36</sup> Kirker, *California's Architectural Frontier*, 41, plates 13; Angel, *History of the State of Nevada*, 549; Chambers, "Abraham Curry House."

<sup>37</sup> Angel, *History of the State of Nevada*, 97; Chambers, "Mathias Rinckel Mansion;" Goodwin and Wieprecht, *First Presbyterian History*, 2, 38.

<sup>38</sup> Harmon and Rocha, "Foreman-Roberts House;" Nicoletta, *Buildings of Nevada*, 101-103, 107, 108-109; Humphreys, "Ormsby-Rosser House."

<sup>39</sup> Serafin and Pezzoni, "First United Methodist Church;" Serafin and Pezzoni, "Performance Hall Report;" Serafin and Pezzoni, "Saint Peters Episcopal Church Report."

Most Carson City residences were accompanied by outbuildings that served for storage or domestic functions. Early photographs show these to have been mostly gabled or shed-roofed frame structures with weatherboard, vertical board, or board-and-batten siding. Some would have been built of adobe and log, as noted before, and there are a few surviving stone and brick examples. A low stone outbuilding behind the ca. 1875 Murray House at 913 N. Division is identified as a cellar on the 1885 Sanborn map. The shed-roofed stone component of a concatenated frame outbuilding behind the 1897 or earlier Joseph Raycraft House at 112 N. Curry also appears to have been a cellar (the stone unit pre-dates 1897), as may also have been the case for the stone outbuilding behind the ca. 1870 Charles H. Jones House at 812 N. Nevada. Stone construction and/or partly underground placement helped these outbuildings perform their function of insulating root crops from cold weather and perhaps also keeping foodstuffs cool during the summer. Stone cellars could also be constructed as attachments to dwellings as in the case of the rear stone wing of the ca. 1870 Folsom House at 1002 N. Nevada. A brick outbuilding that may have served as a cellar or possibly a meat house stands behind the ca. 1875 Muller-Sanger House at 304 W. Fifth. The board-and-batten frame outbuilding behind the ca. 1865 Ben F. Bevins House at 608 N. Nevada may also have been a meat house, as may have other buildings of similar small gabled form.

Multifunctional outbuildings of characteristic long narrow form were popular in the district during the nineteenth and early twentieth centuries. Typically these buildings have multiple doors and windows for entering and lighting the various specialized spaces. Frame construction and shed roofs are common features of the buildings. The long outbuilding behind the Pearis and Louise Ellis House at 711 W. Spear is representative of the type. There is evidence that this particular building was built in two or more phases and presumably at least a portion of it dates to the construction of the main house in the 1870s. Other outbuildings with the form stand behind the residences at 1001 N. Nevada and 302 N. Minnesota (the latter probably dates to ca. 1908). The linear shed-roofed outbuilding form was already common by 1875 as shown in the bird's-eye perspective of that year. Probably a few of the long outbuildings included space for carriages or buggies. Separate carriage houses were also built in the district; likely examples survive at 214 W. King, 312 Mountain, 913 N. Nevada, and possibly 212 N. Division.

Many of Carson City's late-nineteenth-century houses can be grouped under the more general term Victorian. The wood-working plants established in the vicinity in the late 1860s and 1870s were presumably a leading source for the mass-produced brackets, porch elements, and other fancy millwork that adorn Carson's Victorian dwellings. Another common feature of Victorian domestic architecture is the bay window, a typically rectangular-plan or angled projection with multiple windows designed to funnel light into an interior. Often bay windows were an original feature of a house, as in the case of the 1875-76 Rinckel Mansion at 102 N. Curry, which features a pair of angled two-story window bays integrated with its hexagonal-plan entry porch as well as another bay window on a side elevation, and the 1874 Kelly-Schulz House at 212 N. Division, a frame cottage built by carpenter Charley Jones and described in the papers as "double breasted" on account of its pair of bay windows. In Carson City there is evidence that a number of houses built in the 1860s and early 1870s had their bay windows added years or decades after original construction. The 1861 Saint Peter's Episcopal Rectory at 300 N. Division is one example, its front bay window was apparently added after 1872, and the 1860 Stewart-Nye House at 108 N. Minnesota, which had one bay window on its southern elevation when pictured in Myron Angel's 1881 history, gained another at some point after 1881. Conservatory was another name for a bay window that in local usage implied a larger construction almost approaching a green house wing in size and number of windows. Richard Moreno notes the tradition that the close-set arched windows of the conservatory or sunroom that Virginia and Truckee General Superintendent Henry M. Yerington added to his house at 512 N. Division were modeled on the windows of a railroad observation car.<sup>40</sup>

Color was an important element in Carson City's nineteenth-century architecture. Brick buildings were often painted with a red oxide wash that made their brickwork look more uniform. For the same reason, mortar joints were often painted with carefully ruled white lines, a technique known as penciling. The 1861 Saint Peter's Episcopal Church Rectory at 300 N. Division preserves a red oxide wash on a section of wall that has been protected by an addition since at least 1885. The Rectory does not have penciling but the 1864-65 Carson City Brewery at 449 W. King has a small area of penciled red-washed brickwork that escaped a twentieth-century sandblasting. The Rectory also has red-painted wood roof shingles that have been protected by twentieth-century additions. The metal roof of the Capitol's cupola was originally painted

<sup>40</sup> Angel, *History of the State of Nevada*, 549; Serafin, Pezzoni, and Pruitt, "Kelly-Schulz House;" Cerveri, *With Curry's Compliments*, 76; Moreno, *Short History of Carson City*, 5.

“Princess Red” although by 1876 it had been repainted silver—no doubt a reflection of Nevada’s source of wealth. Walls, trim, and other details were sometimes painted multiple colors, what is known as a polychromatic paint scheme. The ca. 1876 Frank Campbell or Alfred Chartz House at 412 N. Nevada was painted cream with maroon trim in the 1890s and had roofing slates in at least two colors. The 1867-68 Saint Peter’s Episcopal Church at 314 N. Division was described in 1874 as looking like “a diluted brown stone edifice of the pre-Adamite sort” on account of its brown paint scheme. In an 1873-74 remodeling the congregation switched to a lighter, yellow drab-based palette. Similar off-yellow colors were used by the Virginia and Truckee Railroad for its rail cars during the period and it may be that the rail line, which had many connections to Saint Peter’s during the period, suggested or even provided the yellow drab paint. Historic yellow drab, light brown, and cream paint colors are preserved on exterior trim pieces of the church that have been protected by later additions.<sup>41</sup>

Several of the district’s houses illustrate the Second Empire style, a French-derived style distinguished by its use of the tall mansard roof form. The foremost example is the 1875 Belknap House at 1206 N. Nevada, which features a mansard roof with flared eaves and multiple segmental-roofed dormers. Another popular style of the era was the Queen Anne style, characterized by complex massing and roof lines, textured wall claddings such as decorative shingles, and gracious verandas that often wrap around two or more sides of a dwelling. The style was prevalent nationally during the decades around 1900 although it is relatively rare in the district. A pair of Queen Anne houses stand side by side on Minnesota Street: the 1907 Simon L. Lee House at 340 N. Minnesota and the 1908 Herman H. Springmeyer House at 302 N. Minnesota. The district’s most impressive example of the Queen Anne style is the 1903-04 Wilson Brougher House at 204 W. Spear, which features a round turret and a similarly curved two-tiered porch extension. The house, designed by members of the Brougher family with input from their builder, Henry Heidenreich, has a number of elements of the Classical Revival style, a style that marked a return to classicism in reaction to the mostly non-classical Victorian styles. The purest example of the Classical Revival style in the district is the 1908-09 Governor’s Mansion at 606 Mountain, a broadly proportioned residence with a monumental Ionic portico and a one-story wraparound veranda. Like the Brougher House there are a number of dwellings in the district that combine the Classical Revival style with other idioms. The 1907 Cavell House at 407 W. Robinson, an amalgam of Classical Revival and Shingle style elements (the Shingle style was related to the Queen Anne), is distinguished by multiple low-slung gambrel roof projections, an unusual banded concrete block (“patent stone”) first story, and a wraparound porch with fluted classical columns on rockfaced concrete pedestals. The Cavell House and the nearly identical 1907 Ernst P. Esser House at 510 W. Fourth were designed by architect John Conant of Oakland, California.<sup>42</sup>

From the outset, Carson City’s houses reflected the influences of styles that were popular nationwide. This trend became even more pronounced in the twentieth century with the introduction of Craftsman style houses to the district. The Craftsman style was closely intertwined with a specific house type—the one-story or story-and-a-half bungalow form—which saw its earliest American development in California during the first decade of the twentieth century before rocketing to popularity in the 1910s and 1920s. Bungalow designs were widely disseminated through print media such as magazines and plan books while companies like Sears, Roebuck, Montgomery Ward, and Aladdin shipped entire houses as disassembled kits. Bungalows appear in the district at 216 Mountain Street, 408 West Robinson Street, and elsewhere.

Beginning probably in the 1910s, the dawn of the nation’s Automobile Age, Carson City homeowners added garages to their properties. These are typically frame buildings of gable-fronted form and weatherboard or board-and-batten siding, their diminutive scale a reflection of the small size of cars at the time. It is conceivable some of the district’s garages were converted from carriage or buggy houses. By the 1920s and 1930s a few houses were built with attached garages. Good examples are the 1930s Craftsman bungalow at 502 W. Spear and the 1930 Mission-style house at 500 W. Telegraph. After World War II, as car sizes increased, the detached garages built in the district also tended to increase in size and more multi-vehicle garages were constructed (the post-war garages are classified as noncontributing on account of age). A contributing example of the latter is the garage behind the 1940 Mission-style apartment block at 507-511 N. Division, which is given the same decorative stucco exterior as the apartments it serves. The architectural coordination of houses

<sup>41</sup> Chambers, “Alfred Chartz House;” Moreno, *Short History of Carson City*, 42; Serafin and Pezzoni, “Saint Peters Episcopal Church Rectory Report;” Serafin and Pezzoni, “Brewery Arts Center Report;” Serafin and Pezzoni, “Saint Peters Episcopal Church Report.”

<sup>42</sup> Wieprecht, “Brougher Mansion;” Wieprecht, “Governor’s Mansion;” Manoukian, “Dr. William Henry Cavell House.”

and garages was introduced to the district during the interwar period. The decorative stonework of the ca. 1935 Milton J. Hersey House at 708 W. Musser is repeated on its garage and the garage next to the 1941 Craftsman bungalow at 408-412 W. Fourth shares with its house a clipped gable roof.

The Mission-style buildings mentioned above represent one of the exotic styles popular nationwide during the first half of the twentieth century. The Mission style evoked the colonial architecture of California in particular and the traditions of the Mediterranean world in general through the use of such treatments as stucco and Spanish roof tiles. The house built at 500 W. Telegraph in 1930 has other features of the style such as round-arch window, door, and porch openings and a squat tower-like element that recalls the bell towers of Spanish missions. The Tudor Revival, another exotic style of the era, finds its best expression in the district in the 1935 Blanche and Frank Smith House at 220 N. Nevada. The rambling one-story house—its form possibly betraying early Ranch style influence, described below—is faced with pinkish sandstone set in an irregular pattern. A juxtaposed front chimney and entry porch and false half-timbered gables are other attributes of the style illustrated by the house. The stonework of the Smith House and the aforementioned Hersey House may be the work of stonemasons associated with the Stewart Indian School. The Ranch style, like the earlier Craftsman style, was a California import. The long, low-slung, mostly gabled Ranch (or “Rambler”) form was inspired by the Golden State’s tradition of unpretentious ranch houses as interpreted by architects beginning in the 1930s. The district’s ranch houses all appear to date to after World War II, placing them outside the period of significance.<sup>43</sup>

### *Landscape Architecture*

In 1940 the writers of a state guidebook looked back on Carson City’s history and remarked, “From the early days westbound travelers, weary of the wastelands, have looked with pleasure on this fertile spot near the Carson River. With plentiful water from springs on the mountain above, the settlers planted cottonwood, balm of Gilead, poplars, locust, black walnut, maple, and many other trees to such extent that from the heights in summer the little city seems to be a park surrounding the white dome of the capitol.” Water was vital to the transformation of the arid sagebrush town site of 1858 into the celebrated garden spot of following decades. Earlier, the availability of water from a spring at the base of the thrust fault near the intersection of Fifth and Minnesota streets was an important factor in the location of the Eagle Ranch trading post. In 1852 Dr. Benjamin L. King established his ranch in or near what became known as Kings Canyon in part due to the availability of springs and a creek. King opened a brewery at the location, which Myron Angel described as having a resort character. As Carson City grew into a populous community, the need for an ample supply of pure water was recognized. The Carson City Water Company organized in February 1860 to pipe water to the town from springs in the nearby hills and in subsequent years additional improvements were made to the municipal water supply. By the 1870s the city’s water system was well developed and provided the basis for numerous enterprises. Water was the motive force for the v flumes that transported lumber to city finishing mills and water was essential to Jacob Muller’s “Hair Dressing and Bathing Saloon” where dusty miners spruced up and society ladies prepped for parties and balls. The 1875 bird’s-eye perspective shows flumes entering town from the west along Caroline and William streets and even depicts a building with what appears to be a waterwheel at the northwest corner of Carson and William streets.<sup>44</sup>

Myron Angel knew the centrality of water to the fortunes of the city. Even after the silver discoveries in the Virginia City area in 1859, Angel wrote, it was assumed Carson City’s “abundance of pure water, its fertile soil, so favorable for gardens and comfortable homes” would assure its status as the region’s metropolis. An anecdotal indication of the importance early residents attached to the availability of water is provided by the claim of William M. Stewart, the influential mining lawyer and politician. Stewart chose to live in Carson City instead of Virginia City, where the bulk of his legal work was located, because of his concerns about the latter community’s “erratic and unhealthy” water supply, what J. Ross Browne had wryly analyzed as a “dilution of arsenic, plumbago, and copperas.” Another early Carson City settler, Dr. O. H. Pierson, recalled that when he came to the area he preferred the “valley of beautiful pasture” in which Carson City stood to the “lonely rough spot now known as Virginia City.” Other Carsonites agreed that Virginia City’s

<sup>43</sup> James and Harvey, *Nevada’s Historic Buildings*, 166-167.

<sup>44</sup> Works Progress Administration, *Nevada, A Guide to the Silver State*, 198; Angel, *History of Nevada*, 137, 531, 555.

setting appeared too bleak to support a large settlement but, as Angel pointed out, business congregated at the mines and Virginia City quickly outstripped Carson City in population growth and economic prosperity.<sup>45</sup>

Water was instrumental in cultivating the green oasis that Carson's early settlers envisioned. In 1874 the *Carson Daily Appeal* reported that shade trees—probably fast-growing cottonwoods—had been set out at the platting of the city in 1858. How well this first civic beautification effort fared in unknown; other accounts noted the high mortality rate of tree plantings in the early years. "In most instances now," the *Appeal* explained in 1874, "the first thing done is to set out trees, frequently two rows of them, around the building ground. Their value is appreciated by dealers in town lots, and they, too, are planting trees on the lands owned by them, confident that the expense attendant thereon is one of the best investments they can make." Cottonwoods were still popular in 1874 but elms and "soft maples" were coming into favor. The newspaper noted a surge in tree planting in 1874 and suggested that Carson City would "well deserve the name of the forest city," adding, "in a few years we ought to have regular showers in summer if trees have the influence on showers that is claimed for them."<sup>46</sup>

Aesthetics were also important to the *Appeal* and its readership. In May 1874 the editor described the "bright oasis" of dentist R. B. Sharp's property on North Minnesota Street, which appears in early panoramic photographs of the city and the 1875 bird's-eye perspective as a full block-sized grove. "Trees—fruit, forest, and shade—stand solitary, in groups, and in clusters, some old and large, others young, slender and graceful. All kinds of flowers are in his garden, and around the island and door yard, the choicest from the low lands of California, and the hardiest from the mountains, and from the East." The description suggests that Sharp (whose personality and house the *Appeal* described as "eccentric") had set out his grounds according to fashionable Victorian gardening principles. Many of the trees planted in the city during this period were probably grown at the nursery of George Washington Gale Ferris Sr., whose house stands at 311 W. Third. In the 1870s Ferris had on hand thousands of walnut, elm, box elder, and white maple trees at his farm outside town and in 1876 he was awarded the contract to landscape Capitol Square. (Ferris's son, George Washington Gale Ferris Jr., is famous as the inventor of the Ferris Wheel.)<sup>47</sup>

Shade was so prized that some entrepreneurs established leafy picnic grounds on the outskirts of town. Carson City builders and hoteliers Daniel and William Corbett planned in January 1874 to develop a "shady summer resort" in the "suburbs of Carson . . . a block or two north from the V. & T. Railroad workshops" (outside the historic district). Corbett Park, as the enterprise became known, was announced as a "new scheme, and decidedly a novel one for these arid regions." The resort was an adjunct of the brothers' Corbett Addition laid out the same year (Corbett Street is a vestige of the subdivision). The 1875 bird's-eye perspective shows the park as a grove of trees north of Henry Street.<sup>48</sup>

Earlier, the horticulturally gifted Aaron D. Treadway developed Treadway's Park on the north side of the 500 and 600 blocks of Washington Street. "Farmer Treadway," as he was fondly known to Carsonites, operated his property as a park beginning in 1866 and by 1875 had built a house, barn, and other outbuildings amid an extensive orchard. As pictured in Myron Angel's history the park featured shade and fruit trees as well as a dance hall that may have been retrofitted from Treadway's barn. Sportsmen came to practice archery and other pursuits. The park had swing sets and as many as a half dozen latticed "arbors" or gazebos for picnicking and conversation. According to Angel, "the thousands who visit the place during the summer months speak volumes in favor of it as a summer resort." Treadway's involvement in politics—including an unsuccessful run for governor in 1882—presumably benefitted from the public service he provided with the park. At the end of the century during the Spanish American War an open area on the west side of the park was pressed into service as a military encampment known as Camp Clark. The Corbett and Treadway parks stood a few blocks from the Virginia and Truckee station, making them convenient destinations for greenery-deprived visitors from other parts of Nevada. In fact, historian Richard Moreno notes that excursion trains stopped at Treadway's front gate, which faced the

<sup>45</sup> Angel, *History of the State of Nevada*, 553, 556; Chambers, "Stewart-Nye House," 4; Moreno, *Short History of Carson City*, 19; *Harper's New Monthly Magazine* vol. 22 no. 128 (January 1861), p. 145.

<sup>46</sup> *Carson Daily Appeal*, April 25 and May 2, 3, and 8, 1874.

<sup>47</sup> *Carson Daily Appeal*, May 3, 1874; Chambers, "G. W. G. Ferris Sr. House;" Rocha, "George W. G. Ferris Jr."

<sup>48</sup> *Carson Daily Appeal*, January 15, 1874; Rocha, "'Gentleman Jim' Corbett and Carson City's Corbett School."

Washington Street tracks of the V&T. A remnant of Treadway's pleasure grounds survives today as Treadway Park on North Minnesota Street just outside the district.<sup>49</sup>

In April 1874 the *Carson Daily Appeal* reported a landscaping fad—a “new style of bottle-planting”—which involved sticking “old ale bottles” top down into the ground to form straight and curving borders. The 1871 Abraham Curry House at 406 N. Nevada had such a bottle landscape scheme in 1874. More lasting are the vestiges of a number of nineteenth-century landscaped yards scattered around the district. The 1875-76 Rinckel Mansion at 102 N. Curry retains curving front- and side-yard walkways bordered by carefully shaped sandstone curbs (the pavement itself is new). A portion of the walkway scheme may appear in the illustration of the house in Myron Angel's 1881 history. Similar sandstone curbs line the front walk of the 1861 Saint Peter's Episcopal Church Rectory at 300 N. Division and also define planting beds that conform to a bay window added to the house between 1871 and 1875 during the occupancy of Bertie A. Hatch and her husband, Dean. A block south is the 1874 Kelly-Schulz House at 212 N. Division which features front walkways organized around an ornate metal birdbath in a metal-curbed octagonal flower bed. The Kelly-Schulz walkways are concrete, as are many other artistically designed yard walks in the district. These appear to represent early-twentieth-century repavings of original gravel walkways. The sandstone employed for walkway and flowerbed borders was used at the Abraham Curry House to make the two pairs of octagonal flower stands that still grace the yard. Curry, as the city's principal proponent of stone construction, had access to both the material and the workmen skilled in carving it.<sup>50</sup>

Fences and walls helped define outdoor space in the West Side Historic District. A panoramic photograph of the middle and north parts of the district taken from the Capitol roof about 1871 shows properties with whitewashed picket fences. Such a fence extended the entire breadth of the west side of the 500 block of North Division Street. The photograph also shows taller unpainted board fences supported by intermittent posts. An etching of the Rinckel Mansion in Myron Angel's 1881 history depicts what appears to be a wood fence with robust vasiform balusters matching ones on the house's porches. Today a sandstone curb for a former fence survives at the property. Sandstone fence curbs and sidewalk retaining walls are the most common surviving elements from the district's nineteenth-century fencing. Decorative iron fencing gained in popularity during the 1870s, perhaps inspired by the fence erected around the Capitol grounds in 1875, but historic-period metal fencing is now rare in the district. The early-twentieth-century wire fence around the carefully tended dooryard garden of the ca. 1875 Hopkins-Crisler House at 702A/702B N. Minnesota is a rare exception, and there are vestiges of the presumably original decorative metal fence along the backyard of the 1908-09 Governor's Mansion at 606 Mountain. A notable phenomenon of the 1930s was the construction of houses and fences or walls that are architecturally coordinated through the use of decorative stonework. Rustic multicolored stone piers with steel cable looped between them form a fence around the colorfully stone-veneered ca. 1935 Milton J. Hersey House at 708 W. Musser and the 1935 Blanche and Frank Smith House at 220 N. Nevada is fronted by a wall of pink sandstone that matches the stone facing of the house. Picket fences remained in use throughout the historic period and some of the many that exist in the district today may date to the tail end of the period of significance. Modern picket fences perpetuate the historic tradition.<sup>51</sup>

Genteel Carson City households boasted curbside features known as mounting blocks or carriage stones. These block- or step-like features aided the mounting and dismounting of horses and horse-drawn conveyances. Most examples in the district were fashioned from local sandstone, a few were made from granite, and after 1900 some were cast from concrete. A fancy example lies in front of the 1865 Hannah K. Clapp House at 512 Mountain; the sandstone block has recessed and molded panels with scalloped corners, carving that is reminiscent of local tombstone detail from the 1860s-1870s period. The stile-like sandstone mounting block around the corner at the 1867 Nourse-Bender House (707 W. Robinson) is accompanied by a matching sandstone hitching post of obelisk form. The concrete mounting block in front of the 1906 Frank Norcross House at 412 N. Division is stamped with an N on its face and has scored decoration that echoes the scoring on a section of early concrete walkway surrounding it. A total of ten mounting blocks were counted in the district at 200 and 412 N. Division, 212 S. Minnesota, 500 and 512 Mountain, 412 N. Nevada, 707 and 710 W. Robinson, and

<sup>49</sup> Guy Rocha personal communication; Angel, *History of Nevada*, 137, 533; Ballew, “Much ‘Jollification’ Took Place at Uncle Tred's Park;” Moreno, *A Short History of Carson City*, 12, 66-67; Caraway, “Carson City celebrates historic park.”

<sup>50</sup> *Carson Daily Appeal*, April 19, 1874; Angel, *History of Nevada*, 97; Serafin and Pezzoni, “Saint Peters Episcopal Church Rectory Report;” Serafin, Pezzoni, and Pruitt, “Kelly-Schulz House Report.”

<sup>51</sup> Angel, *History of Nevada*, 97.

204 and 711 W. Spear. The streets that the mounting blocks fronted were apparently unpaved for most if not all of the period of significance (Carson Street was unpaved until 1933). At least one homeowner wanted something a little more refined, paving an alleyway on the south side of West Third Street with river cobbles.<sup>52</sup>

Many of the landscape traditions established in the district during the nineteenth century have been sustained into the twenty-first century. This is most evident in the abundance of greenery in the district and the careful preservation of mature street trees. A dramatic example of the latter is the street trees that encircle and soften the multistory modern office building and parking lot at 400 W. King. The retention of historic borders, fences, mounting blocks, and other landscape features at various properties contributes markedly to the historic character of the district, as does the recreation of these defining features when the historic elements are lacking.

### *Areas of Significance*

Community Planning and Development  
Politics/Government  
Commerce  
Architecture  
Landscape Architecture

### *Architect/Builder*

Bradshaw, James E. (carpenter)  
Cavanaugh, Peter (builder)  
Conant, John (architect)  
Corbett, Daniel G. (builder)  
Corbett, William H. (builder)  
Curry, Abraham Van Santvoord (builder)  
David, Nicholas Henry (carpenter; attributed)  
Friedhoff, Hoeffel and Company (contractors)  
Gill, Robert (carpenter)  
Heidenreich, Henry (builder, architect)  
Holesworth and Fowler (architect)  
Israel, Thomas T. (builder)  
Jones, Charles H. (architect)  
Jones, Charley (carpenter)  
Kirk, W. H. (architect)  
Lindsay, Burd (finish carpenter)  
Maxson, Herbert (builder).  
Meighan, John (mason)  
Pagni, Fred (builder)  
Parker, John (builder)

## **Section 10**

### **UTM References (continued)**

5. 11 E260580 N4338500  
6. 11 E260390 N4338520  
7. 11 E260390 N4338940  
8. 11 E260740 N4338920

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<sup>52</sup> Humphreys, "Bank Saloon."



## Section 9

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**Photographs**

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 512 N. Division Street (right) with 502 N. Division Street and streetscape beyond. View looking south.

1 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 340 N. Minnesota Street (right) with streetscape beyond. View looking south.

2 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 300 block W. King Street (south side) with Carson City Brewery (449 W. King) beyond. View looking west.

3 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: View looking east from 700 block of W. Robinson St. Mountaing block and stone hitching post of 707 W. Robinson Street on right.

4 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 402 W. Robinson St. (right) and 408 W. Robinson Street (left). View looking northwest.

5 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Rinckel Mansion (102 N. Curry) on left with streetscape beyond. Curry Street is a boundary o the district. View looking north.

6 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Rinckel Mansion (102 N. Curry) front walk. View looking southwest.

7 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Stewart-Nye House (108 N. Minnesota). View looking northwest.

8 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Governor's Mansion (606 Mountain). View looking northwest.  
9 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Olcovich-Meyers House (214 W. King). View looking northeast.  
10 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Lew M. Meder House (308 N. Nevada). View looking west.  
11 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Belknap House (1206 N. Nevada). View looking northwest.  
12 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Bliss Mansion (710 W. Robinson St.). View looking northwest.  
13 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Brougher Mansion (204 W. Spear). View looking north.  
14 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 401 W. Third Street. View looking south.  
15 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 500 W. Telegraph Street. View looking northeast.  
16 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: Outbuilding behind Pearis and Louise Ellis House (711 W. Spear). View looking southwest.  
17 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: E. D. Sweeney Building (102 S. Curry). View looking southeast.  
18 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: March 2009.

Description of Photograph(s) and number: First United Methodist Church, Carson City (200 N. Division; left), Kelly-Schulz House (212 N. Division; center), and Saint Peter's Episcopal Church (314 N. Division; right). View looking north.  
19 of 20.

Name of Property: West Side Historic District

City or Vicinity: Carson City County: Carson City State: Nevada

Photographer: J. Daniel Pezzoni Date Photographed: April 2011

Description of Photograph(s) and number: 400 W. King Street. View looking southeast.  
20 of 20.

DETACHED ADDITIONS TO THE HISTORIC ABE CURRY HOUSE  
**FANT RESIDENCE**

**OWNER:** Holly Ann Fant Trust  
 406 N. Nevada St.  
 Carson City, NV 89709

**ARCHITECT:** Robert M. Darney, Architect  
 490 Hot Springs Rd.  
 Carson City, NV 89706 NV lic.# 3044

**STRUCTURAL ENGINEER:** Wayne H. Reid, SE  
 490 Hot Springs Rd.  
 Carson City, NV 89706 NV lic.# 6559

**GENERAL CONTRACTOR:** Fredlund/Sweningsen LLC  
 Bob@NevadaStyle.net  
 Limit: 1,000,000 NV lic.# B 0046930

**PROJECT ADDRESS:** 406 N. Nevada St.  
 Carson City, Nevada 89709

**PROJECT APN:** 009-226-03

**ADOPTED CODES:** 2012 NNA, IRC, IFG, UPC, UMG, IBC  
 2001 NEC  
 2009 IECC  
 2009 ICC/ANSI A 117.1

**ZONING:** R0

**SITE AREA:** 11,220 SQ. FT. or 258 ACRES

**OCCUPANCY TYPE:** R-3

**BUILDING TYPE:** VP

**ALLOWABLE AREA:** UNLIMITED

**ALLOWABLE HEIGHT:** 3 STORIES

**EXISTING BUILDING AREAS:**

Main Residence =	2,156 SQ. FT.
Detached Garage =	228 SQ. FT.
Detached Studio =	322 SQ. FT.
<b>Total Existing Building Area=</b>	<b>2,706 SQ. FT.</b>
<b>COVERED PORCH =</b>	<b>976 SQ. FT.</b>

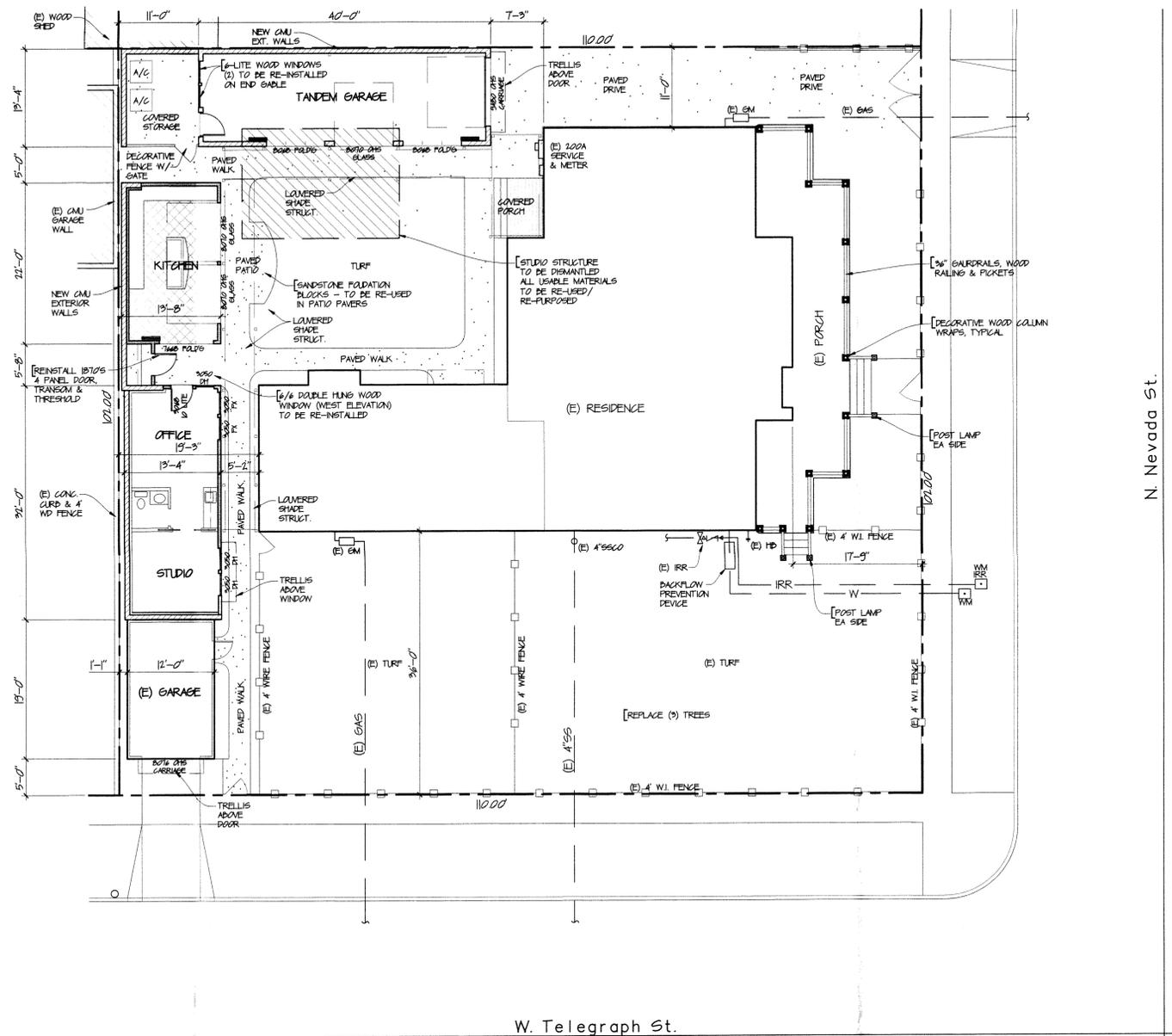
**PROPOSED ADDITIONS:**

Tandem Garage =	594 SQ. FT.
Kitchen =	299 SQ. FT.
Office/Studio =	427 SQ. FT.
<b>Total Proposed Additions=</b>	<b>1,320 SQ. FT.</b>
<b>LOWERED LATTICE COVERED PATIO &amp; WALKS =</b>	<b>682 SQ. FT.</b>
<b>COVERED STORAGE =</b>	<b>194 SQ. FT.</b>

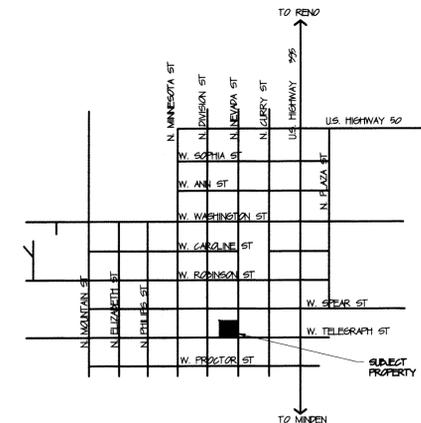
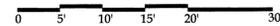
**PROPOSED DEMOLITIONS:**

Detached Studio =	< 322 SQ. FT.
<b>PROPOSED Total Building Area=</b>	<b>3,698 SQ. FT.</b>

- DRAWING INDEX:**
- A1 - TITLE SHEET/ SITE PLAN
  - A2 - EXTERIOR ELEVATIONS
  - A3 - EXTERIOR ELEVATIONS

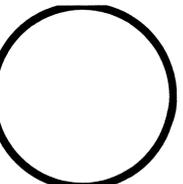


**SITE PLAN**  
 SCALE: 1" = 10'-0"



**RECEIVED**  
 JUN 05 2019  
 CARSON CITY  
 PLANNING DIVISION

**VICINITY MAP**  
 NO SCALE

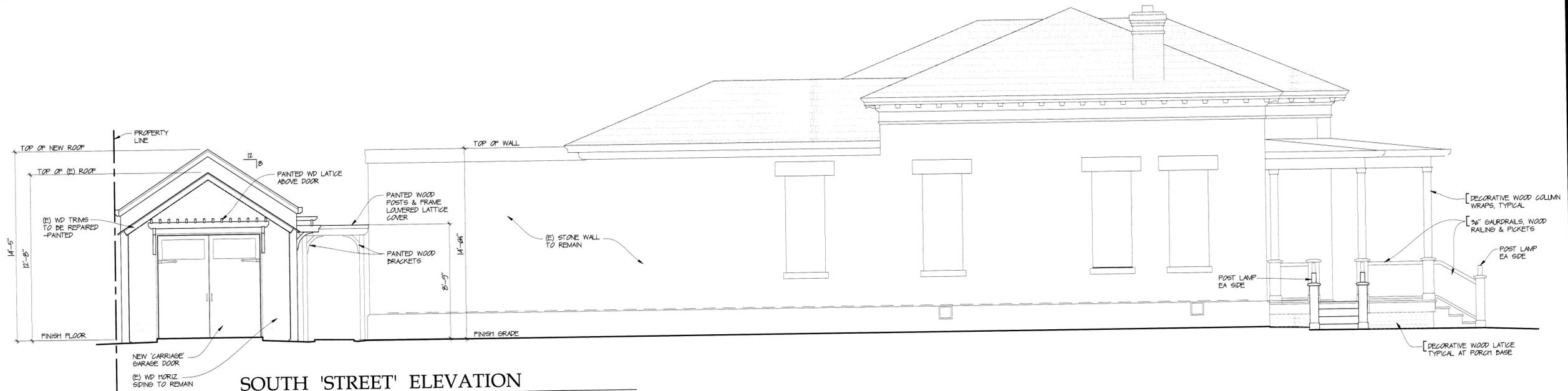


**ROBERT M. DARNEY**  
**ARCHITECT**  
 Planning  
 3655 Arrowhead Dr. #142 Carson City, NV 89706  
 PHONE: (775) 721-7563 FAX: 882-9430  
 E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

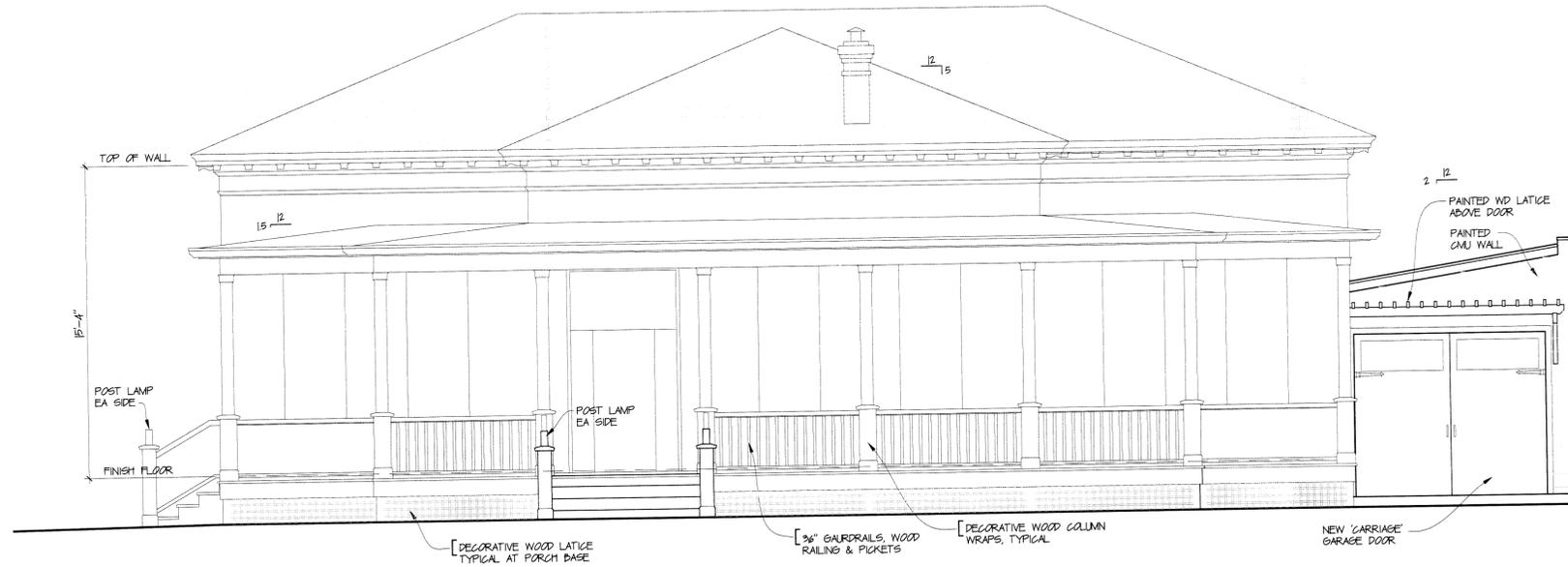
PROJECT: DETACHED ADDITION TO THE HISTORIC ABE CURRY HOUSE  
**FANT RESIDENCE**  
 406 N. NEVADA ST. APN: 003-226-03  
 SHEET TITLE: TITLE SHEET, SITE PLAN

DATE:	6-5-2019
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A1



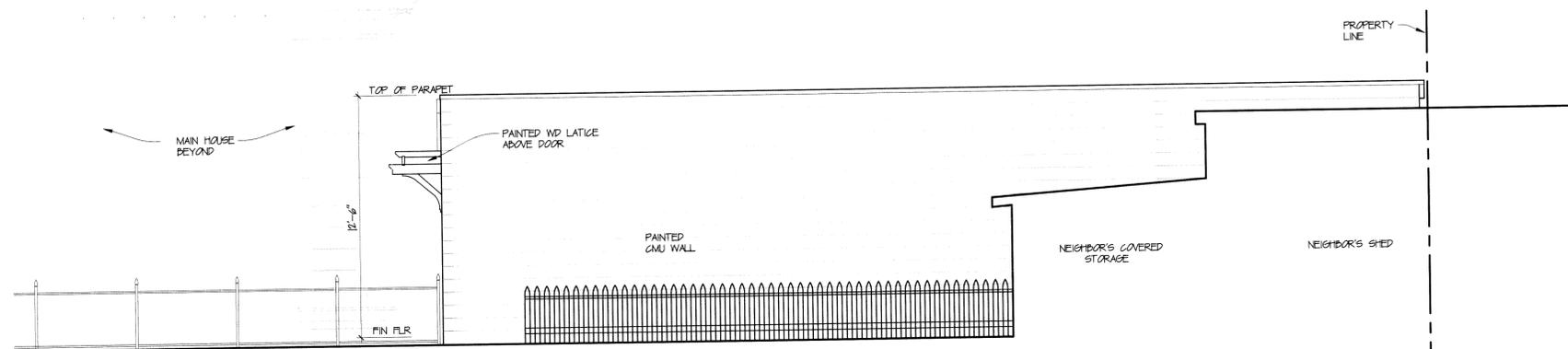
**SOUTH 'STREET' ELEVATION**

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



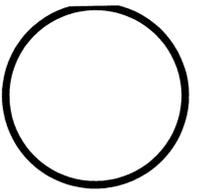
**EAST 'STREET' ELEVATION**

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



**NORTH ELEVATION**

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

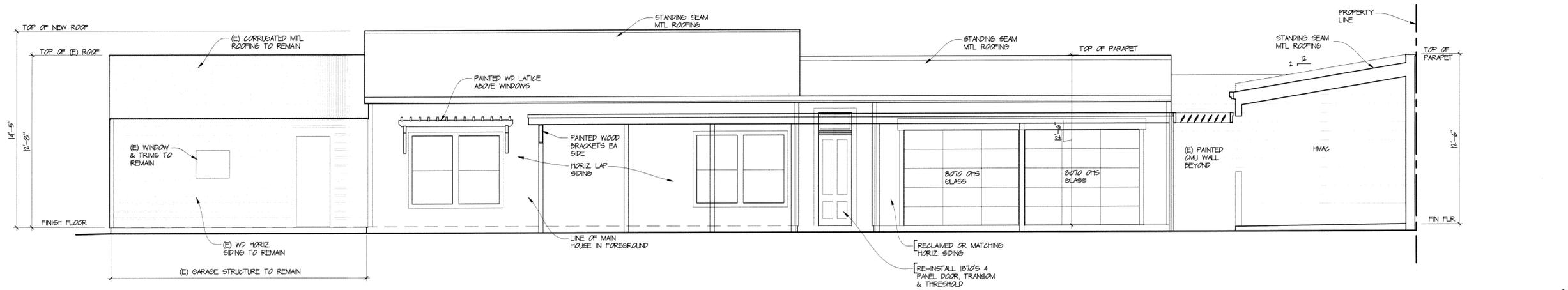


**ROBERT M. DARNEY**  
**ARCHITECT**  
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 Development  
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 3655 Arrowhead Dr. #142 Carson City, NV 89706  
 PHONE: (775)721-7563 FAX: 882-9430  
 E-MAIL: darneyarch@stglobal.net

REMARKS	BY

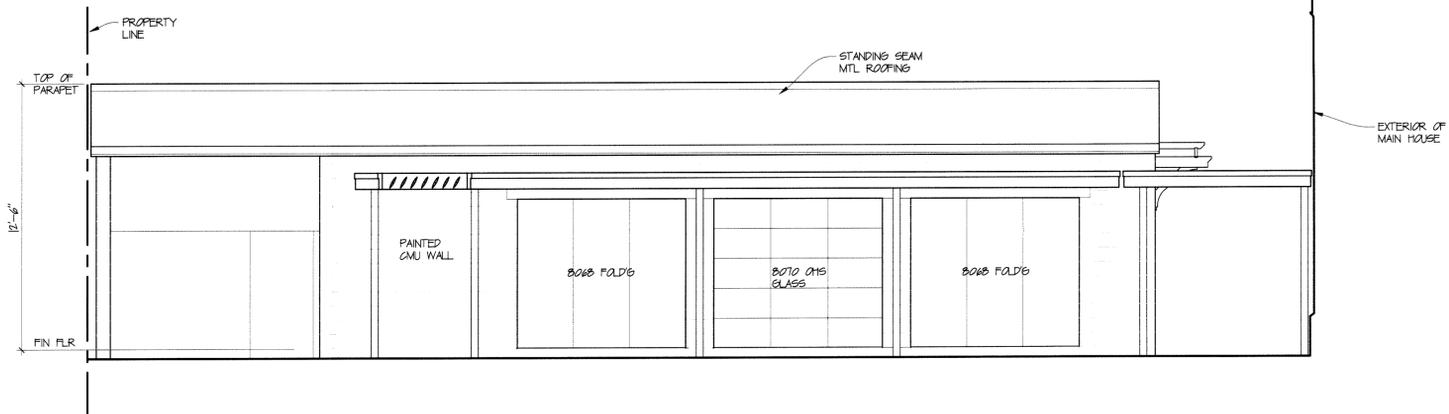
PROJECT DETACHED ADDITION TO THE HISTORIC ABE CURRY HOUSE  
**FANT RESIDENCE**  
 406 N. NEVADA ST. APN: 003-226-03  
 SHEET TITLE EXTERIOR ELEVATIONS

DATE:	6-5-2019
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A2



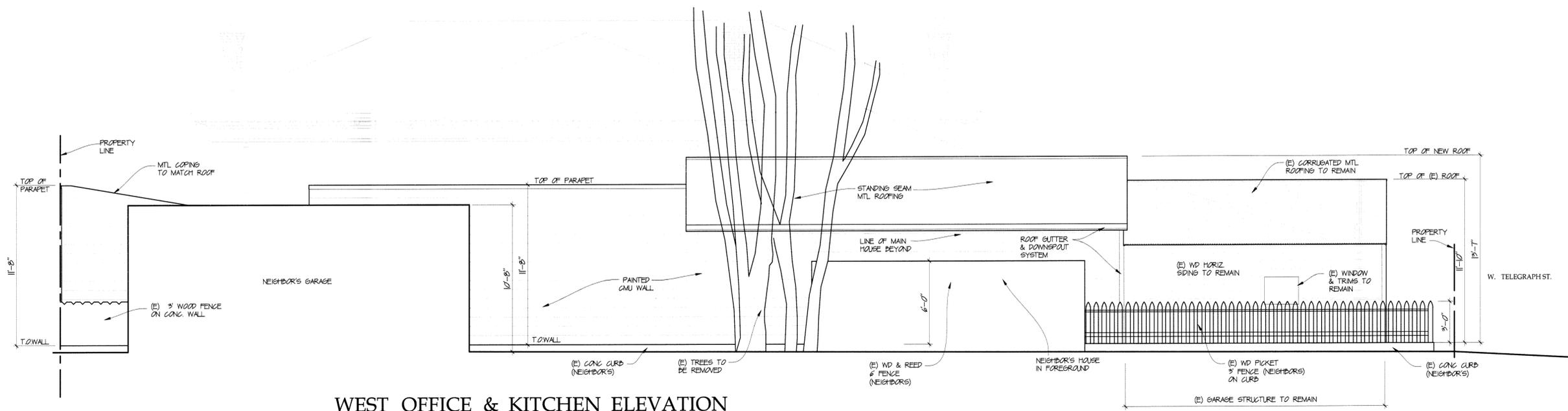
**EAST OFFICE & KITCHEN ELEVATION**

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  
 3655 Arrowhead Dr. #142 Carson City, NV 89706  
 PHONE: (775) 721-7563 FAX: 882-9430  
 E-MAIL: darneyarch@bcbglobal.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: 6-5-19  
 DESIGN BY: RMD  
 DRAWN BY: RMD  
 SCALE: AS SHOWN  
 SHEET No. **A3**