

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
January 13, 2022**

**FILE NO:** HRC-2021-0462

**AGENDA ITEM:** 5.A

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request to replace windows, replace front doors, and replace and expand fencing on property zoned Residential Office ("RO") located at 212 S. Nevada Street, APN 003-123-03 (Heather Ferris, hferris@carson.org)

**STAFF SUMMARY:** Per the survey information, the subject home was structed circa 1885. The applicant is proposing to replace all windows in the building and resize the five existing aluminum windows along the front of the house, replace the existing front doors, and replace existing chain link fencing with wood fencing and expand the fenced area in the front. The Historic Resource Commission ("HRC") will review the request to determine if the request is consistent with the Development Standards for the Historic District.

**RECOMMENDATION:** "I move to approve the portion of HRC-2021-00462 for the installation of two new front doors and a new rear-yard fence, subject to the conditions of approval listed in the staff report and based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report, and to deny the portion of the request to replace the existing windows with vinyl windows and install a front yard fence based on the finding that the request is not consistent with the design guidelines for the historic district and the Secretary of Interior Standards as noted in the staff report"

**VICINITY MAP**



**CONDITIONS OF APPROVAL IF THE COMMISSION APPROVES THE REQUEST:**

1. All development shall be substantially in accordance with the site development plan reviewed by the Historic Resource Commission.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the planning and community development department 30 days prior to the 1-year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. The rear-yard privacy fence shall have vertically oriented fence boards.
6. The rear-yard privacy fence shall not exceed 6 feet in height unless the applicant obtains a Special Use Permit and building permits as required by CCMC for an 8-foot fence.

**LEGAL REQUIREMENTS:** Carson City Municipal Code ("CCMC") 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Mixed-Use Residential

**ZONING:** Residential Office ("RO")

**DISCUSSION:**

The subject property is a one-story structure with a rectangular footprint and a cross-gable roof with narrow eaves and shaped, exposed rafter ends. It is a wood-frame building with channel rustic siding, a concrete foundation and an asphalt shingle roof. Per the survey information, the subject property is a vernacular building construction circa 1885.

The applicant is proposing the following:

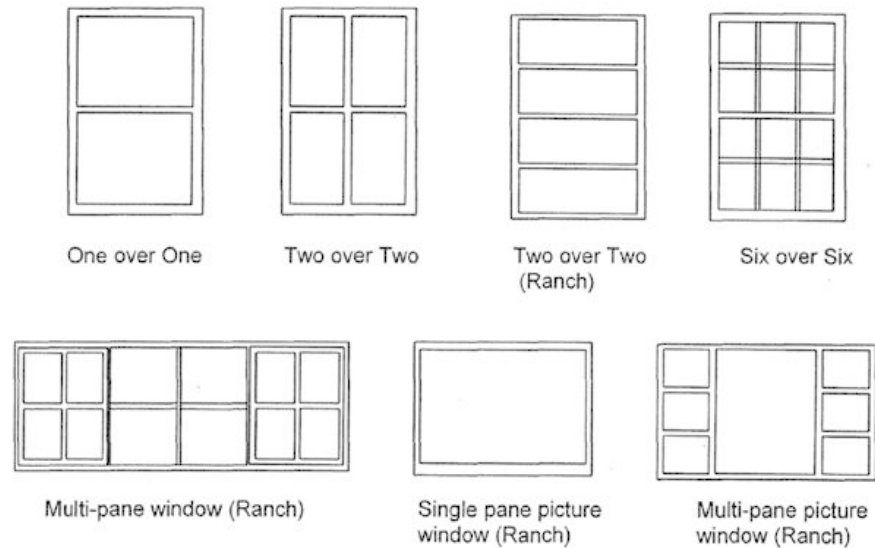
- Replace all windows and increase the size of the windows along the east (front) and north ends of the building with horizontal sliding vinyl windows.
- Replace the two existing front doors. The existing doors are single French doors with multiple lights. The proposed doors are 6-lite fiberglass to be painted to match the windows.
- Replace the existing chain link fence surrounding the backyard area with an 8-foot wooden privacy fence with slats in the horizontal position and extend the fenced area to incorporate the currently unfenced lawn area at the north end of the property.
- Install a new 4-foot wooden fence, with slats in the horizontal position, around the perimeter of the front lawn area.

Development Standards 5.15 addresses exterior siding materials and 5.16 addresses window, stating the following.

**5.16 - Guidelines for windows.**

*The majority of buildings in the Historic District are characterized by 19 century styles of architecture. A basic design characteristic of these styles is symmetrically placed, vertically proportioned windows. Houses built in the 1930s to 1960s used in addition to the above, metal framed windows such as casements and picture windows.*

*5.16.1 Guidelines for Historic Buildings. Original windows shall be retained and repaired when at all possible. When replacement is necessary a window of duplicated design shall be used. The size, pane configuration, design and trim shall replicate that of the original. Original trim and surrounds are to be retained when windows are replaced. Bronzed aluminum framed windows are not appropriate for use in a historic building. Stained glass windows were not commonly used in the buildings of the district. Original stained glass windows are very valuable and should be retained. The addition of stained-glass windows into openings which did not historically have stained glass is discouraged. (Standard Number: 2, 6)*



The applicant is proposing to replace all windows (aluminum and wood framed) with new vinyl windows. Additionally, the applicant proposed to increase the size of the 5 smaller windows along the east (front) and north ends of the building.

The existing smaller windows are two-part, horizontally oriented sliding windows and are proposed to be replaced with larger 48" x 48" sliding windows. The existing larger windows along the front are one-over-one light, double-hung windows and are proposed to be replaced with 48" x 48" sliding windows. The west façade of the building has a shuttered window and a wood framed two-over-two window with the rest of the windows on this façade being similar to the rest of the windows with one-over-one lights and aluminum frames. The south façade includes a large three-part window, which consist of a large, fixed single light flanked by double-hung windows, with the remaining windows on this façade being similar to the rest of the house. All windows are proposed to be replaced with the slider style window.

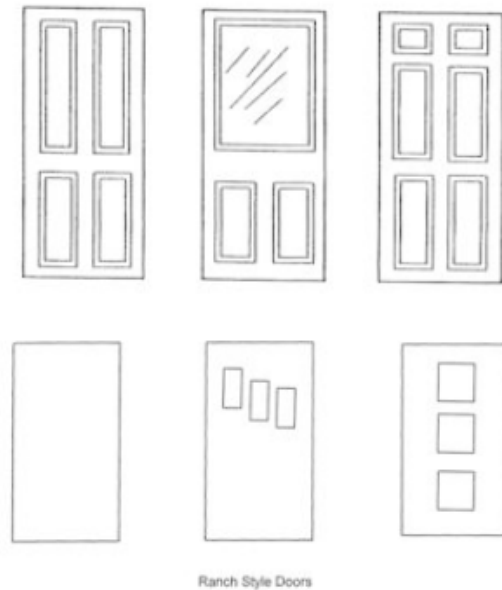
Staff finds that modifying the size of the windows on the northern portion of the building which was an addition is consistent with the guidelines; however, the use of vinyl windows and replacing the other windows in the building with horizontal sliding windows is not consistent with the guidelines as the windows are not of the same design, size, or pane configuration; and are not of historic materials. Therefore, staff recommends denial of the request to replace the windows and recommends the applicant submit a request that is consistent with the guidelines.

#### **5.17- Guidelines for doors.**

*Doors are an important design element of any building. Their location and style contribute to the overall character and frequently act to define the style of the building. Typically, even the simplest historic homes have beautifully paneled doors. Original doors have often been replaced by newer inappropriate doors under the false assumption that greater energy efficiency can be achieved. Properly executed repairs and/or replacement of jams, thresholds, stop moldings, hinges and weather stripping will achieve the same energy efficiency and maintain the historic value. Older doors may have dried and shrunk in size. Numerous lock sets, latches and/or strike plates may have been installed in the door. Glass panels may have been removed and replaced with wood or other material. Original doors, however, are probably one of the most easily reconstructed elements of a building. They are generally constructed of high-quality materials, most often have design characteristics which are unavailable in today's market and can be easily removed from the building for repairs in a specialized shop.*

*5.17.1 Guidelines for Historic Doors. Original doors shall be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original shall be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced. (Standard Number 2, 3, 5, 6)*

*5.17.2 Guidelines of New Doors in Historic Buildings. The addition of a new door may be warranted for a building to properly function in a modern use. When new doors are to be installed a contemporary design, which is sympathetic and harmonious with the original doors shall be used. The placement of the new openings shall not disrupt the original design of the building. (Standard Number: 2, 3, 5, 6, 9, 10)*



The applicant is proposing to replace the two existing front French entry doors with new 6 lite fiberglass doors. As noted in 5.17.1 above, original doors should be kept when possible. When replacement is necessary, the doors should be matched in color, size, material, design, ornamentation, and configuration.

Staff finds that replacing the existing front doors is consistent with the guidelines. Not only will the new doors provide a level of security that cannot be achieved with the existing doors, but the doors will also be consistent in size, configuration, and ornamentation of the existing doors.

#### **5.24 - Guidelines for fences.**

*Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy, and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal and masonry fences can be found as well.*

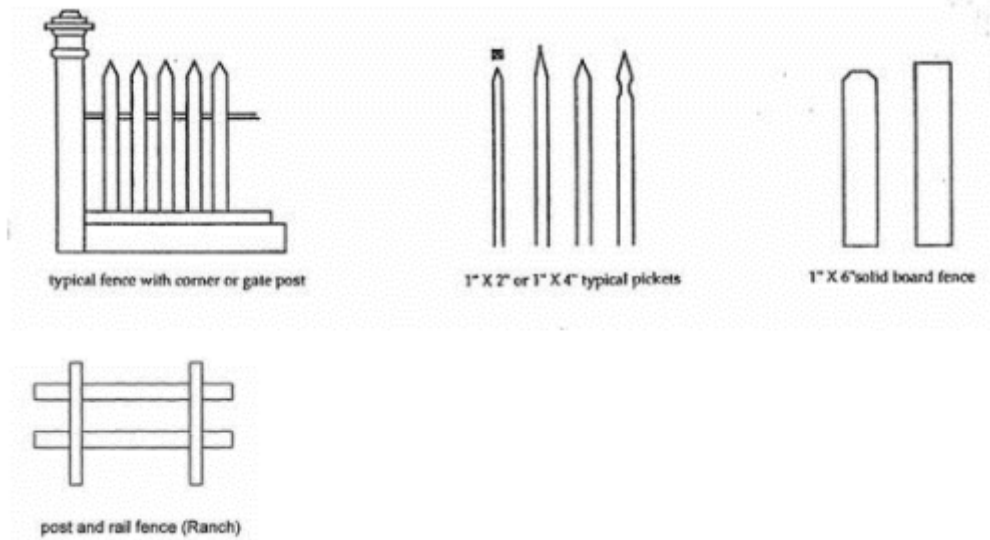
*A fence design must be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design must be compatible with the building as well as with the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.*

*5.24.1 Guidelines for Historic Fences. Original fences must be retained and repaired whenever possible. When reconstruction is necessary, the original fence must be matched in color, material, size, scale, texture and composition. New fences should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6). In accordance with this requirement, and unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, when reconstruction of a fence occurs:*

- a. *The historic characteristics of the property must be preserved, including, without limitation, any distinctive feature, finish, construction technique or craftsmanship and any individual feature not originally part of the property but which, over time, has acquired historic significance.*
- b. *The removal of any historic feature or finish, or the modification or alteration of any such material, feature or finish that contributes to the historic character of the property, is prohibited.*
- c. *A deteriorated feature or finish must, whenever possible, be repaired in lieu of replacement.*
- d. *A historic feature or finish that has severely deteriorated or is otherwise in a state of disrepair such that replacement in lieu of repair is necessary, the replacement feature or finish must, to the greatest extent possible, match the original feature or finish in material, design, color, texture and all other visual aesthetics.*

*5.24.2 Guidelines for New Fences. The appropriate design for a new fence must be determined by its intended function and its location. A new fence must not be constructed in any manner which adversely affects the primary views of any building. A fence should consist of a design that will enhance the overall visual presentation of a building and be made from material which is traditionally associated with fences located within the historic district, including wood, wrought iron, decorative woven wire and, in limited circumstances, masonry. A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9). Unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, the use of vinyl for the construction of a new fence is prohibited. If material other than material which is traditionally associated with fences located within the historic district is proposed to be used for the construction of a new fence, the person proposing the use of such material must include in his or her application to the historic resources commission an explanation describing how the material to be used is:*

- a. *Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.*
- b. *More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district is used.*
- c. *Consistent with the historical features of the property and the property site.*
- d. *Consistent with the massing, size, scale and existing architectural and construction materials used within the historic district.*



The applicant is proposing to remove the existing chain link fence surrounding the backyard and replace it with an 8-foot wooden privacy fence with the fence boards on the horizontal. Additionally, the applicant proposes expanding the fenced rear/side yard area by enclosing the lawn area at the northern end of the property.

A wooden fence is consistent with the guidelines; however, the fence boards should be oriented vertically to be consistent with the guidelines. Additionally, the fence cannot exceed 6 feet in height unless the applicant obtains a Special Use Permit and building permits as required by CCMC for an 8-foot fence. Therefore, staff is recommending a condition of approval requiring the rear-yard privacy fence to be designed with vertically oriented fence boards. Additionally, staff recommends a condition of approval limiting the fence to a maximum of 6 feet in height unless the applicant obtains a Special Use Permit and building permits as required by CCMC for an 8-foot fence.

The applicant also proposes a similar 4-foot-tall fence around the existing front yard area. As proposed, the wood fence would include fence boards on the horizontal. While a new fence could enhance the overall visual presentation of the building, a 4-foot-tall fence could obscure the primary views of the structure. Carson City Development Standards Division 1.13 also prohibits fences made of sight obscuring materials to exceed 3 feet in height when located in the front and side yard setback. Additionally, as noted above, the horizontal application of the fence boards is not consistent with the guidelines. Therefore, staff recommends denial of the front yard fence as proposed and recommends the applicant submit a fence design that is consistent with the guidelines.

#### Attachments

Application HRC-2021-0462  
Historic Survey information

RECEIVED

DEC 22 2021

CARSON CITY  
PLANNING DIVISION

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

FOR OFFICE USE ONLY:  
CCMC 18.06

## HISTORIC RESOURCES COMMISSION

### FILE #

APPLICANT Emanuella (Ella) Pomerlyan PHONE # 704-277-4487

MAILING ADDRESS, CITY, STATE, ZIP  
212 S Nevada Street Carson City NV 89703

EMAIL ADDRESS  
ella.pomerlyan@gmail.com 704-277-4487

PROPERTY OWNER Same PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FEE: None

☐ SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- ☐ Application Form with Signatures
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevations
- ☐ Proposed Building Materials
- ☐ Documentation of Taxes Paid-to-Date

☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Historic Resources Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s):

00312303

Street Address

212 S Nevada Street Carson City NV 89703

Project's Master Plan Designation

Project's Current Zoning

CO

Nearest Major Cross Street(s)

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

- Replace existing chain link fence with wooden slats + extend the fence.

- Replace existing aluminum windows with white vinyl windows. Change the size of 4 windows in the front and the north side of the house.

- Add 4' fence around the front lawn up to side walk. Wooden.

- Replace 2 front doors - see image. Will paint these white match the window.

- The trim around the windows + doors to remain the same.



Reason for project: Current chainlink fencing does not provide privacy & is not esthetically pleasing. Fencing to the front lawn to allow for some privacy, keep small pets from escaping + people wandering on the lawn. Windows leak air and are not esthetically pleasing. Also the height of the windows in 2 bedrooms is not per safety code in case of fire. Current front doors are old. + 1 energy effic

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe:

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe: *energy efficient*

## SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. This is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

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

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

*Emanuella Pomeroyan*  
Owner's Signature

Owner's Signature

Applicant's/Agent's Signature

Emanuella (Ella) Pomeroyan  
Owner's Printed Name

Owner's Printed Name

**Applicant's/Agent's Printed Name**

Google Maps 211 S Nevada St

6' fence



Carson City, Nevada

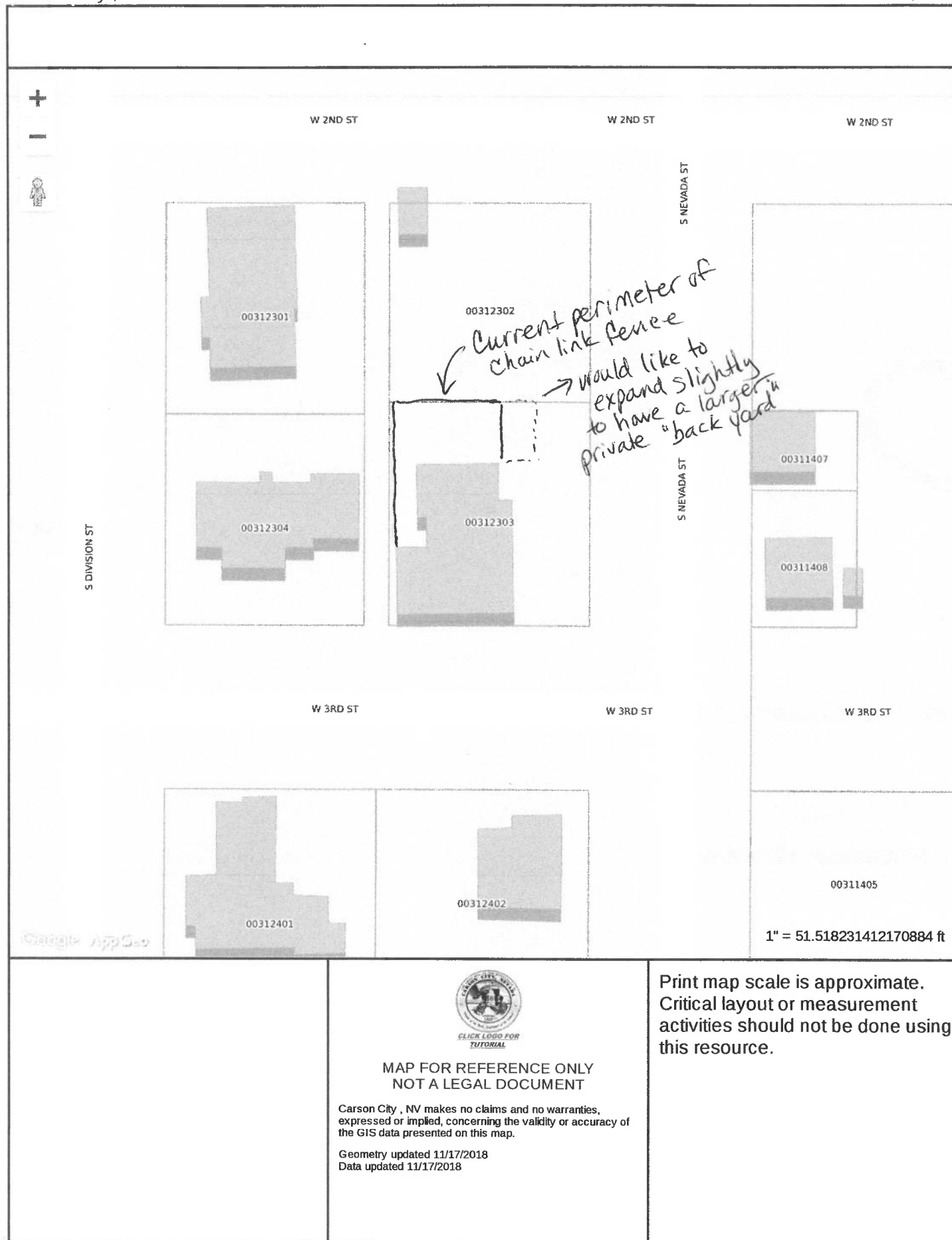
Google

Street View - Jul 2018

Image capture: Jul 2018 © 2021 Google

(see picture of the type of fence).







Google Maps 212 S Nevada St









Google Maps 211 S Nevada St

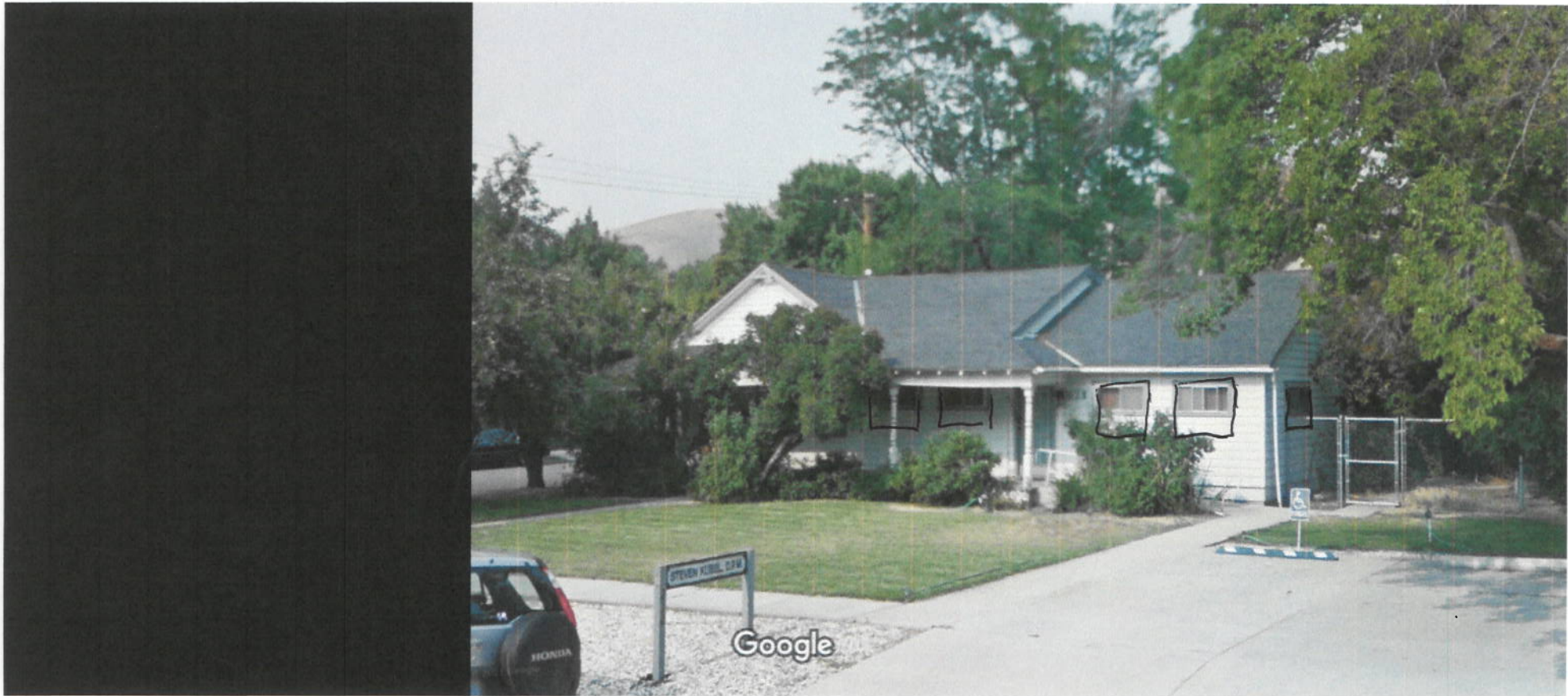
WINDOWS

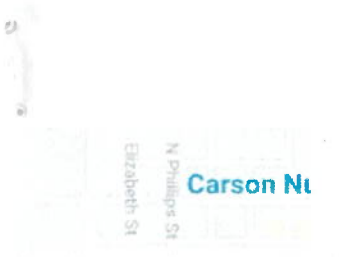
Image capture: Jul 2018 © 2021 Google

Carson City, Nevada

Google

Street View - Jul 2018

\*change window size in the front (4 windows) & the side of the home to match the height of 2 left windows. See attached pictures.







WINDOWS SUPPLIED BY  
**CONTRACTORS' WAREHOUSE**  
BUILDING MATERIALS • LUMBERYARD  
EQUIPMENT & TOOL RENTAL  
contractorswarehouse.com

*material*



4000 VINYL SLIDER LOW-E 48"X48

- ARGON GAS FOR ENERGY EFFICIENCY  
ARGÓN PARA LA EFICIENCIA ENERGÉTICA
- ULTRAVIOLET INHIBITOR FOR PROTECTION  
INIBIDOR DE LOS ULTRAVIOLETAS PARA LA PROTECCIÓN
- LIMITED LIFETIME WARRANTY  
GARANTÍA LIMITADA POR VIDA
- NFRC AND AAMA CERTIFIED  
CERTIFICADO POR NFRC Y AAMA

257642  
093097734617  
4000 VINYL SLIDER LOW-E 48"X48  
SCN 4012-7

\$167.62  
Piece / Each

*Type of window*



CON  
WA

BUILDING MATERIALS  
EQUIPMENT  
contractors







## 212 S Nevada St

Building



Directions



Save



Nearby



Send to your  
phone



Share



212 S Nevada St, Carson City, NV 89703

## Photos

4' fence (wood) with  
gate at walkway (see picture)  
- posts at 8' or less (as the length  
permits at even  
intervals)







**IN-STOCK FIBERGLASS**

**Why Fiberglass**

- 4x more energy efficient than wood
- Resistant to cracking, warping, denting, unlike wood or steel
- Stylish look & feel like real wood
- Lifetime Limited Warranty

**FIBRA DE VIDRIO EN EXISTENCIA**

**¿Por qué fibra de vidrio?**

- Ahorra 4 veces más de energía que la madera
- Es resistente al agrietamiento, las deformaciones, el hinchamiento y las abolladuras, a diferencia de la madera o el acero
- Los estilos hacen y se parecen a si fueran madera o de acero
- Larga vida útil y ofrecen superficies suaves que con el tiempo adquieren un aspecto elegante
- Garantía limitada de por vida

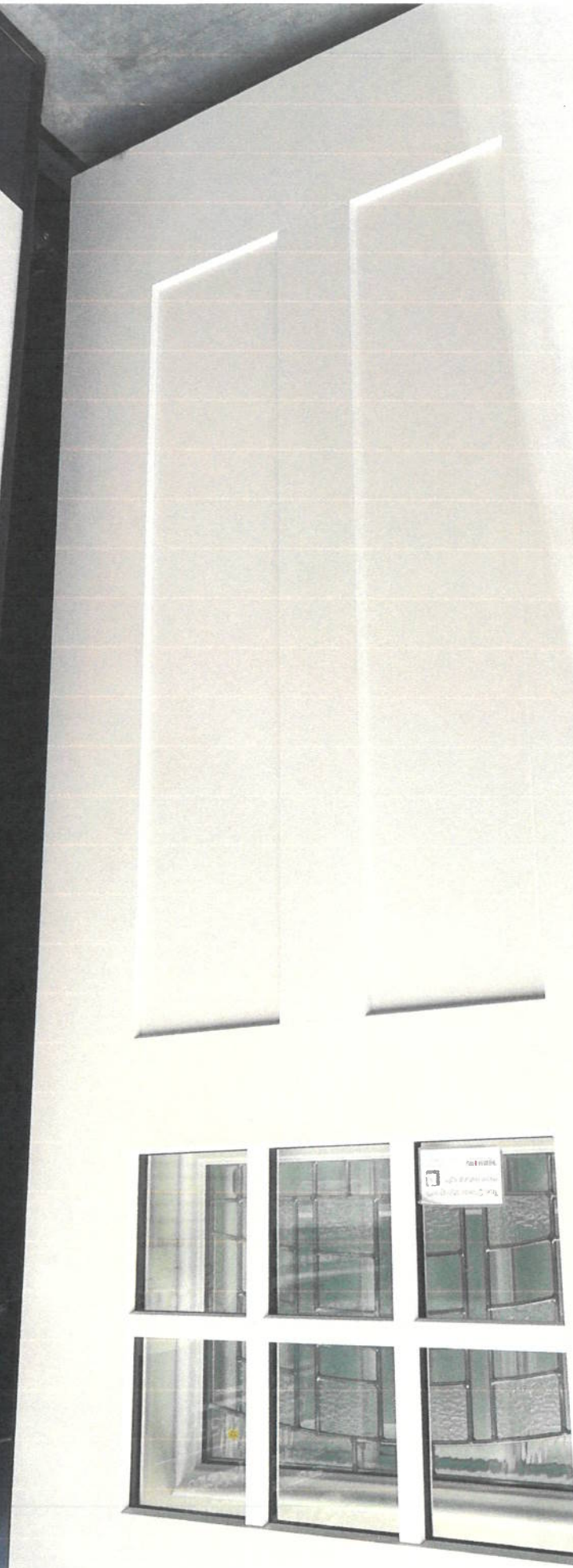
**Get INSPIRE Custom fiberglass doors**

**Puertas de fibra de vidrio INSPIRE**

**Choose a Door Style.**

**Esta es una lista de puertas.**

**Custom O Pedal See an**



**THERMA TRU**

**Fiberglass Entry Doors**

**Shaker Collection**

**6-1/2"**

**F74**

**389**

**Take a home today!**

**Look for this product code**

**FF**

**HIPS**

**MESS.**

**SER**

**LE**



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

Rev. 3/00

**For Office Use Only**

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

**1. PROPERTY NAME**

**1A. Historic Name**

None

**1B. Current/Common Name**

212 S Nevada St

**2. PROPERTY ADDRESS**

Street Address	212 S Nevada St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Unknown
------	---------

**3B. Current Owner**

Name	Honor & Respect LLC
Mailing Address	212 S Nevada St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-123-03

**4. CURRENT PROPERTY STATUS**

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

**5. PROPERTY USE**

**5A. Current Use**

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

**7. ACREAGE**

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

Zone 11 260764 m E 4338491 m N (WGS84)
--

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

T15N/ R20E/Sec 17, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
--

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

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

**9B. Exterior Resource Features**

	Basement	1	Number of stories
X	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

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

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-19 Other: Asphalt shingle	ES-19 Shiplap
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )		Yes	X	No
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**9I. Integrity**

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

**9J. Condition**

X	Good		Fair
	Poor		Ruins

**9K. Threats**

Possible infill housing development; commercial conversion

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

Unknown

**10B. Builder/Contractor**

Unknown

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

Vernacular

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

1940 (Assessor)

Circa

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

1940

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

Townsite Development and City Planning
--

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

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

**10H. Justification**

No known significant association with patterns of local history/persons; building design is lacking in architectural integrity.
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**11. BIBLIOGRAPHY**

See continuation sheet
------------------------

**12. FORM INFORMATION**

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

**13. ATTACHED DOCUMENTATION**

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



NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: 212 S Nevada St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 5

The building at 212 S. Nevada Street is a one-story structure with a rectangular footprint and a cross-gable roof with narrow eaves and shaped, exposed rafter ends. The house is set back from the front of its lot and faces east onto S. Nevada Street. It is a wood-frame building with channel rustic siding, a concrete foundation and an asphalt shingle roof. It is a vernacular building, constructed ca 1885 (*Sanborn Fire Insurance map*).

The main entry to the building is under the front-facing gable on the left or south side of the building. A secondary entry is located on the north end of the east façade. Both entries have single French doors with multiple lights. Typical windows throughout the building include one-over-one-light, double-hung windows with aluminum frames and narrow wood surrounds, and two-part, horizontally-oriented, sliding windows with aluminum frames and narrow wood surrounds. A large three-part window, which consists of a large, fixed single light flanked by double-hung windows, is located on the south façade.

A wrap-around porch extends the full width of the front façade and around the house to the south side. The north end of the porch, which fronts an addition to the building with a lower ridgeline, is a handicap access ramp. The porch is supported with turned posts on the east façade. On the south façade, these posts sit on a brick wall about 4'-0" high. At the main entry the porch is open and accessed via three wood steps. This entry is marked by a small gable and wrought iron rail. The area under the porch is enclosed with lattice.

The north façade of the building has two, two-light sliding windows with aluminum frames. At the southwest corner of the lot is a small, integral garage with an overhead metal door. The west façade of the building at this location has a shuttered window. On the rear of the building are two secondary entries. An original window on this façade has two-over-two-lights in a wood frame. Other windows on this façade are similar to the other windows on the building, with one-over-one lights and aluminum frames.

Sanborn maps from 1885 show that the house had a porch along the east façade earlier years. Sometime between 1923 and 1941 a porch was added on the north façade. Sometime after 1941 an addition was added on the north façade and a porch added to the south façade. The house is in good condition and has poor integrity.

The yard is not landscaped. It is open in the front yard, and enclosed with a cyclone fence on the rear yard.

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

**Property Name:** 212 S Nevada St

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

**SECTION NO.** Photographs

**PAGE NO.** 6



Front (east) façade



Side (south) façade



Side (north) and front facades

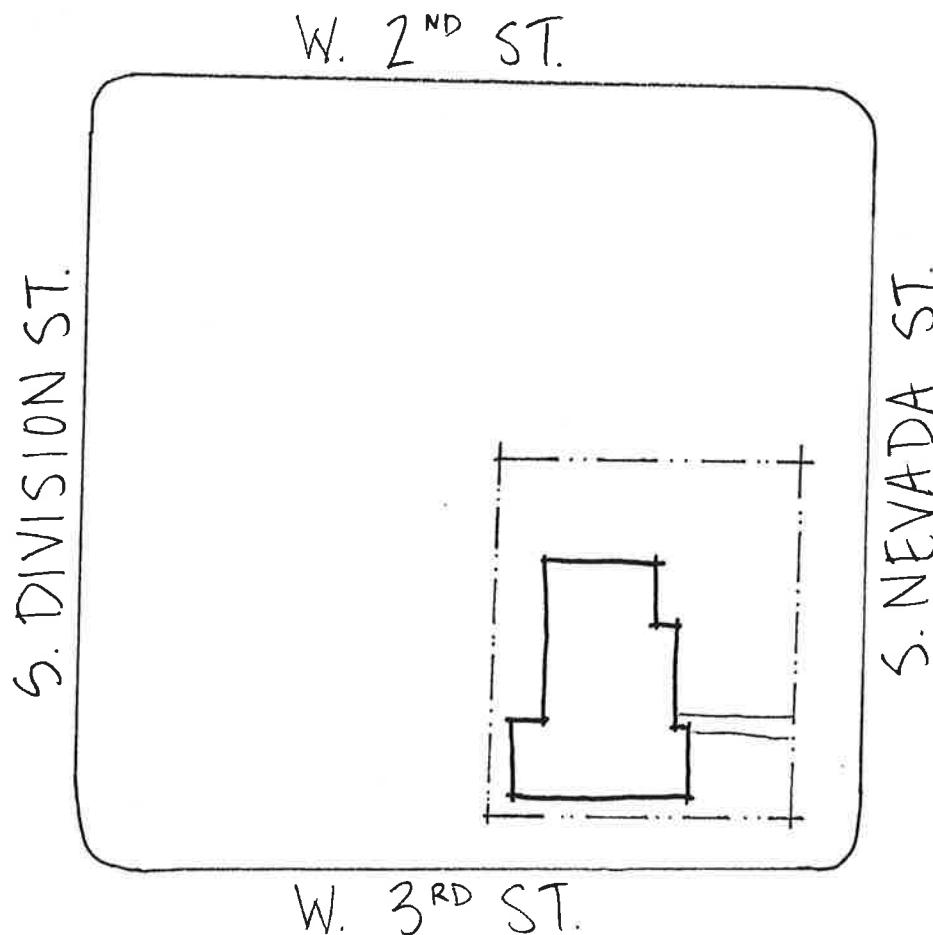
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: 212 S. Nevada St.

City, County: Carson City/County

SECTION NO. \_\_\_\_\_ 13 \_\_\_\_\_

PAGE NO. \_\_\_\_\_



SKETCH MAP