

**Carson City Planning Division**  
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# MEMORANDUM

To: Historic Resources Commission Item F-5

From: Jennifer Pruitt, Principal Planner

Date: May 14, 2009

Subject: HRC-09-043, St. Peter's Episcopal Church  
Columbarium and a memorial garden project

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This item is a discussion only, non action item. At this time, St. Peter's Episcopal Church is seeking attractive ways to honor the history of their congregation, while creating a lasting legacy for their members and the Carson City community.

The proposed project includes the construction of a columbarium and a memorial garden on the south side of the existing church structure. The area associated with the proposed project is approximately 1000 square feet and the overall building height of the proposed columbarium is approximately 10 feet 6 inches.

The Columbarium will provide approximately 80 internment niches and the memory garden will include planting areas and decorative benches and a raised area for a fountain or sanctuary.

The Columbarium will be covered with masonry stone to match the existing cut sandstone that was used for the foundation of the church. The decorative iron work on the gates and fencing will be similar to the existing wrought iron on the front steps of the church. Architectural details from the church also have been incorporated into the overhead element of the Columbarium.

At this time, the applicant has submitted the conceptual vision of the proposed memorial garden and columbarium, to allow the Historic Resources Commission an opportunity to provide comments for the proposed project. The conceptual submittal has been prepared by Building Concepts, Inc. with incorporated information obtained from the St. Peter's Episcopal Church Historic Structures Report from 2008.

At a later date, the applicant will provide a complete submittal for HRC review and approval.



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL  
DEVELOPMENT SERVICES

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MAY 05 2009

CARSON CITY  
PLANNING DIVISION

**Carson City Engineering Division  
Historic Resources Commission Report**  
305 N. Minnesota Street  
File Number HRC 09-043

**TO:** Historic Resources Commission

**FROM:**  Jeff Sharp, City Engineer

**DATE:** May 5, 2009

**SUBJECT TITLE:**

Review of Historic Resources Commission application for new columbarium and prayer garden at existing St. Peters Episcopal Church located at 305 N. Minnesota Street. APN # 003-201-01.

**RECOMMENDATION:**

Development Engineering has no preference or objection to the request, and no recommended conditions of approval.

**DISCUSSION:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices.

H:\EngDept\IP&ESHARE\Engineering\HRC\HRC 09-043, 305 N Minnesota St, Church prayer garden, 003-201-01.doc



<b>File # (Ex: MPR #07-111)</b>	<i>HRC 09-043</i>
<b>Brief Description</b>	<i>St Peters Episcopal Church Prayer Garden</i>
<b>Project Address or APN</b>	<i>710 Elizabeth</i>
<b>Bldg Div Plans Examiner</b>	<i>Don Wilkins</i>
<b>Review Date</b>	<i>May 7, 2009</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

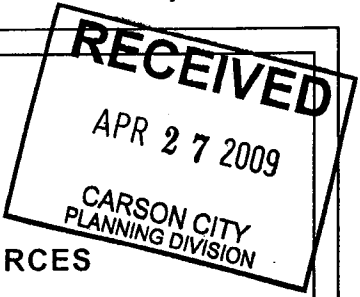
***NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.***

***Scope of Application***

Freestanding wall and prayer garden

***General Plan Submittal***

1. The walls or fencing exceeding six-feet (6'-0") height and the open lattice roof framing shall be designed in compliance with the 2006 International Building Code. (CCMC 15.05.020 Section 105.2 Building #2)
2. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson-city.nv.us/Index.aspx?page=181](http://www.carson-city.nv.us/Index.aspx?page=181)



Carson City Planning Division  
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FILE # HRC - 09 - 043

**HISTORIC RESOURCES COMMISSION**

PROPERTY OWNER *Episcopal Diocese of NV*  
*6135 E. Harrison, Suite 1 LVNV*  
MAILING ADDRESS, CITY, STATE, ZIP *89120*  
*702.737.9190 702.737.6488*  
PHONE # FAX #

FEE: None

E-MAIL ADDRESS  
*hallee.murphy@sbcglobal.net*  
Name of Person to Whom All Correspondence Should Be Sent  
APPLICANT/AGENT PHONE #

**SUBMITTAL PACKET**

- Application Form with signatures
- 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

*St. Peters Episcopal Church*  
MAILING ADDRESS, CITY, STATE ZIP  
*305 N. Minnesota CC NV 89703*

Application Reviewed and Received By: \_\_\_\_\_

PHONE # *882.1534* FAX # *775.882.6459*  
E-MAIL ADDRESS *lois.j@stpeterscarsoncity.org*

Submission Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s): <i>003-201-01</i>	Street Address <i>305 N. Minnesota</i>	ZIP Code <i>89703</i>
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Project's Master Plan Designation <i>MUR</i>	Project's Current Zoning <i>RO</i>	Nearest Major Cross Street(s) <i>Telegraph &amp; Division St.s</i>
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Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

*We are presenting our concept plan of an exterior, freestanding columbarium wall & prayer garden. We seek guidance and approval of the concept plan before expending valuable resources on detailed engineering plans.*

*The governing body of the Diocese is the Standing Committee. They will review the concept plan and HRC opinion in June 2009.*

Does the project require action by the Planning Commission or the Board of Supervisors?  Yes  No If Yes, please explain:

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

Reason for project: We seek to create a contemplative, outdoor space. The living story of our community includes the history of those who have gone before us. Constructing an exterior, freestanding columbarium and prayer garden will allow us to honor them and their place in our community.

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

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

Standing Committee

Owner's Signature

not available until June

Owner's Printed Name

Steven E. Aten

Applicant's/Agent's Signature

Steven E. ATEN

Applicant's/Agent's Printed Name

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 300 North Division APN 3-201-01
2. Common Name: \_\_\_\_\_
3. Historic Name: St. Peter's Episcopal Church Rectory
4. Present Owner: St. Peter's Episcopal Church
5. Address (if not occupant): \_\_\_\_\_
6. Present Use: rectory Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The front portion of this brick structure is two stories in height and the rear and side portions are one story tall. The roof is gabled with some lean-to portions. There are eave returns in the gable and a one story slanted bay with paneling and small brackets at the eaves projects from the east facade. The entry and windows are recessed with slightly projecting sills. Original windows are double hung with two lights over two.

Alterations include two successive additions to the north/rear and an early rear extension of the back of the two story portion of the house. This extension is narrower than the gable and is surfaced in clapboard, and only about two feet deep. The projecting bay may be later. Some windows have been added or replaced, primarily in the additions.

A gabled clapboard building stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure bears an important relationship to the church to the north in that it serves as the church rectory. The building is smaller than the church in size and scale, but compatible with the residential components of the neighborhood.



Street Furniture: ---

Landscaping: large lot, lawn, shrubs, mature trees

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

District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning RO Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

religious/residential

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

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

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

Date of Construction 1862-1868 Estimated  Factual \_\_\_\_\_ Source: Don Ford; Sanborns  
Noreen Humphreys

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

SIGNIFICANCE:

The structure is important culturally, as the church rectory, and architecturally, as a particularly good example of its type and style.

Built of locally produced brick and completed between 1862-1868, the structure was the residence of several local businessmen before it was sold to the church in 1891. Since then, the structure has served as a residence for the priest and his family at St. Peter's Episcopal Church.

The structure is a modest but substantial representative of a building type not uncommon in Carson City, but executed in wood rather than brick. The building is formal in character, carefully detailed and executed. The proportions of the second story portion seem small when compared to the bay and affects the scale of the overall building, making it look smaller than it is.

SOURCES:

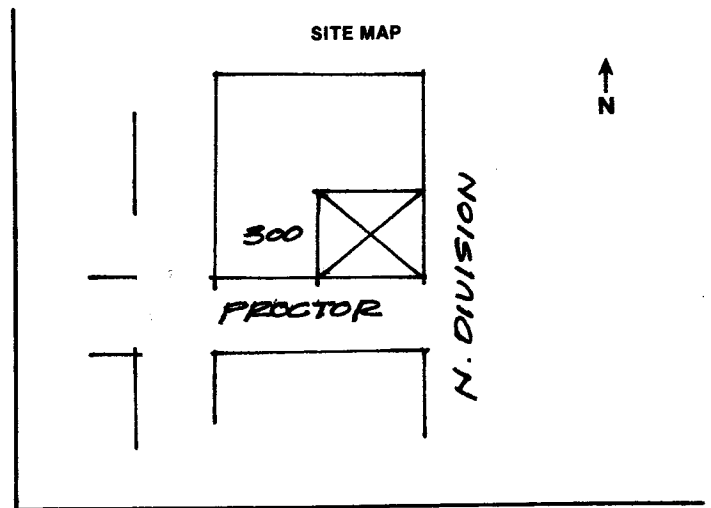
Don Ford; Sanborn Map Research  
Noreen Humphreys  
Historic American Building Survey, 1974  
Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



**CARSON CITY RESOURCES INVENTORY**

**IDENTIFICATION:**

1. Address: 314 North Division *300 N. Division APN 3-201-02*
2. Common Name: St. Peter's Episcopal Church
3. Historic Name: St. Peter's Episcopal Church
4. Present Owner: St. Peter's Episcopal Church
5. Address (if not occupant): 300 North Division; Carson City, Nevada
6. Present Use: church Original Use: church

**DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:**

The one and a half story, T-shaped, wood frame church structure is Gothic Revival in style. The exterior building material is clapboard and the foundation is stone. The roof is formed of intersecting gables except for the modified hip roof of an extension at the rear. A tall slender steeple rises from the front of the church, containing double entry doors with a large pointed arched window above, circular louvered vents, and four small gabled and bracketed vents clustered at the base of the spire. The transomed wing at the rear contains a gabled portion of one and a half stories and a hip roofed one story portion whose roof connects to the taller wing. The taller wing contains windows similar to those of the church while the smaller addition mixes several window and door types including rectangular doors and windows with leaded glass transoms. Rather heavy projecting moldings emphasize the fenestration designs. A number of fine stained glass windows have been donated by the congregation.

The structure received its only major alterations in 1875 when the church was lengthened 24 feet to a total of 70 feet. At the same time the one and a half story rear two wings were added to the existing structure, one for a Sunday School and the other for parish needs. In 1911 a guild room, kitchen toilet and study were added and created the one story rear portion attached to the Sunday School room. The steeple is now fiberglass and restoration (see continuation sheet)

**RELATIONSHIP TO SURROUNDINGS:**

Although the church form is taller and more massive than adjacent residential structures, its scale is still compatible to the area. The building form is particularly enhanced and to a degree screened by the many mature trees.



Street Furniture: historical plaque

Landscaping: mature Lombardy Poplars along Division and Telegraph, evergreens, mature landscaping on side yard

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

District Designation: PD 2 NR \_\_\_\_\_

**HISTORIC ENVIRONMENT CONSULTANTS**

2306 J Street, Penthouse  
Sacramento, CA 95816

(916) 446-2447 Date March 1980



Continuation Sheet, 314 North Division

Description

after a fire did not include the use of original materials. The building was once a "drab" yellow with darker trim. The entry lamp is from Virginia City.

The rectory stands to the south and is now in a sense a related feature. Built as a private residence probably in 1867-68, the structure was purchased in 1891 for \$3,500 by the church to serve as a rectory.

# Proposed Columbarium and Memorial Garden

## St. Peter's Episcopal Church

305 N. Minnesota Street

Carson City, NV 89703

APN: 003-201-01



Concept prepared by:



Building Concepts, Inc.

1478 4<sup>th</sup> Street

Minden, NV 89423

(775) 782-8886

[www.bldgconcepts.com](http://www.bldgconcepts.com)

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APR 27 2009

CARSON CITY  
PLANNING DIVISION

April 21, 2009

HRC - 09 - 043

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## **Project Summary, Scope & Background**

St. Peter's Episcopal Church in Carson City, Nevada is a vibrant parish continually seeking ways in which to honor the history of their congregation while creating a lasting legacy for their members and the community at large. It is this desire that prompted the creation of the proposed Columbarium and Memorial Garden.

The Columbarium will provide nearly 80 internment niches, beautifully preserved in a contemplative space of the Memorial Garden. The project will include design elements taken directly from the historic church building, and in doing so will allow the new feature to blend easily into the current space.

### **Stake Holders**

Episcopal Diocese of Nevada  
6315 Harrison Drive, Suite 1  
Las Vegas, NV 89120  
p. (702) 737-9190  
f. (702) 737-6488

Land Owner

Vestry of St. Peter's Episcopal Church  
Junior Warden, Rich Green  
305 N. Minnesota Street  
Carson City, NV 89703  
p. (775) 882-1534  
f. (775) 882-6459

Governing Board of the Church

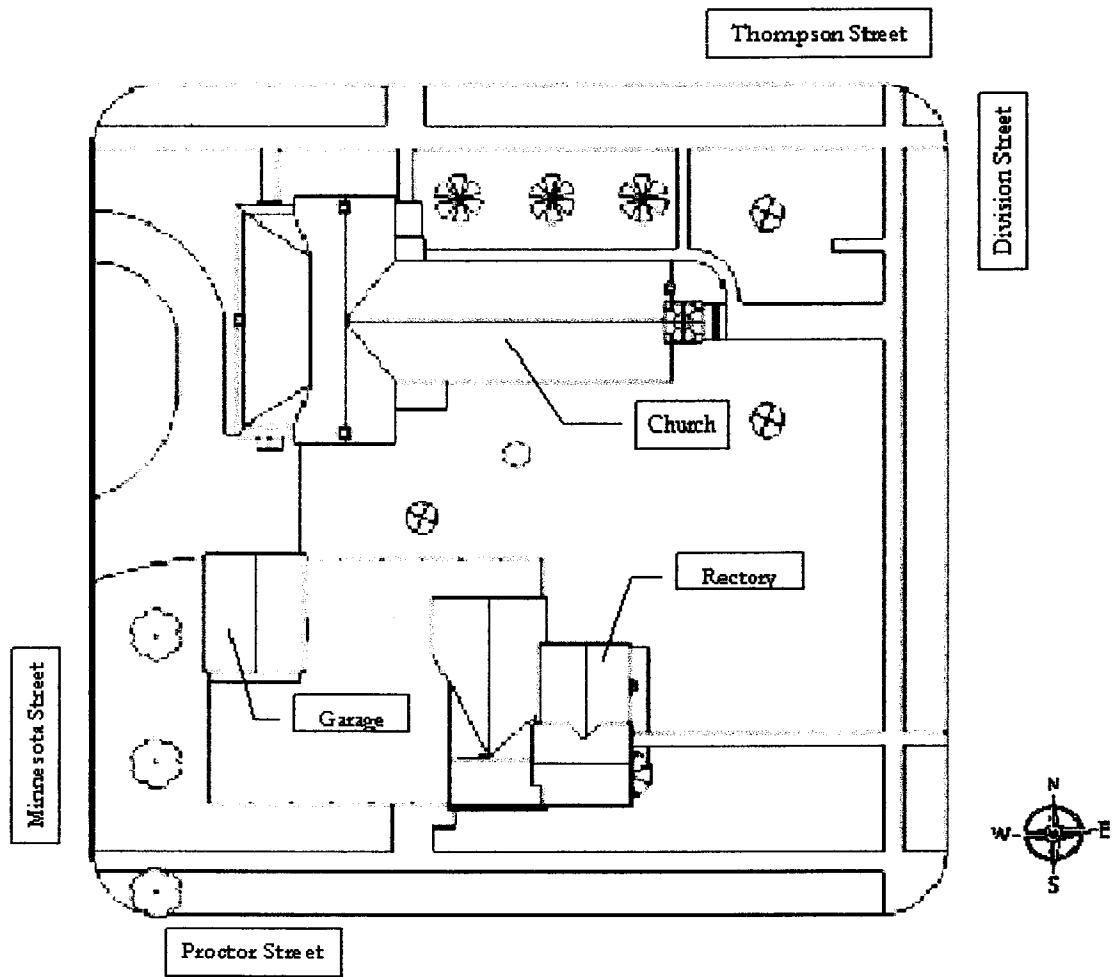
Landminds Committee  
Committee Chair, Hallie Murphy  
St. Peter's Episcopal Church  
305 N. Minnesota St  
Carson City, NV 89703  
p. (775) 882-1534  
f. (775) 882-6459

Committee overseeing implementation of project

Building Concepts, Inc.  
Project Manager, Dennis Freitas, AIA  
1478 4<sup>th</sup> Street  
Minden, NV 89423  
p. (775) 782-8886  
f. (775) 782-8833

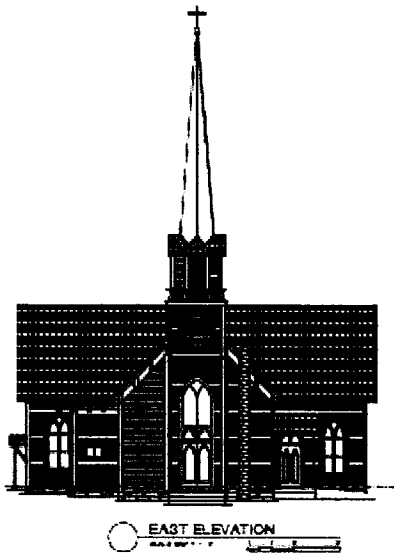
Engineering and Design

# Existing Site Plan



# Existing Structure and Site

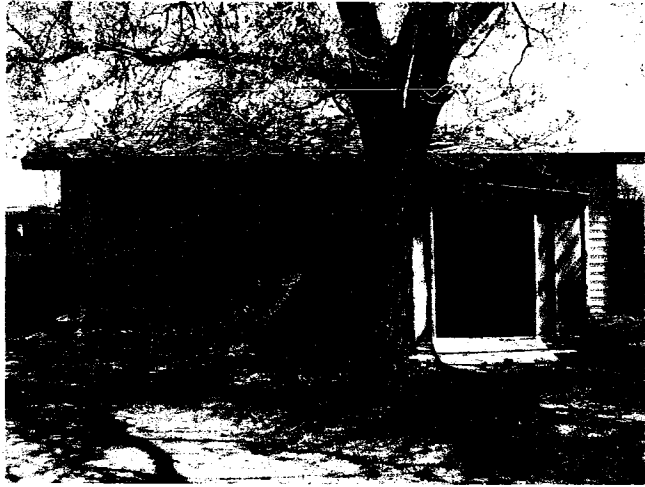
## *Existing Buildings*



St. Peter's Episcopal Church –  
Sanctuary East side viewed from Division Street



Rectory Building  
Building East side viewed from Division Street



Garage and temporary storage shed  
Building West side viewed from Minnesota Street

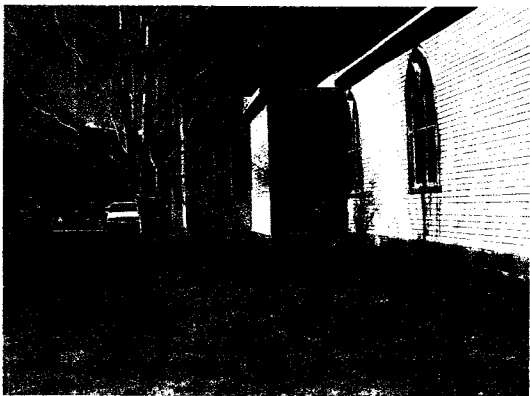
**Existing Views of Proposed Project Location**



View of existing site at proposed location for Columbarium and Memorial Garden as viewed from Division Street



3D Rendering of existing site at proposed location for Columbarium and Memorial Garden as viewed from Minnesota Street.

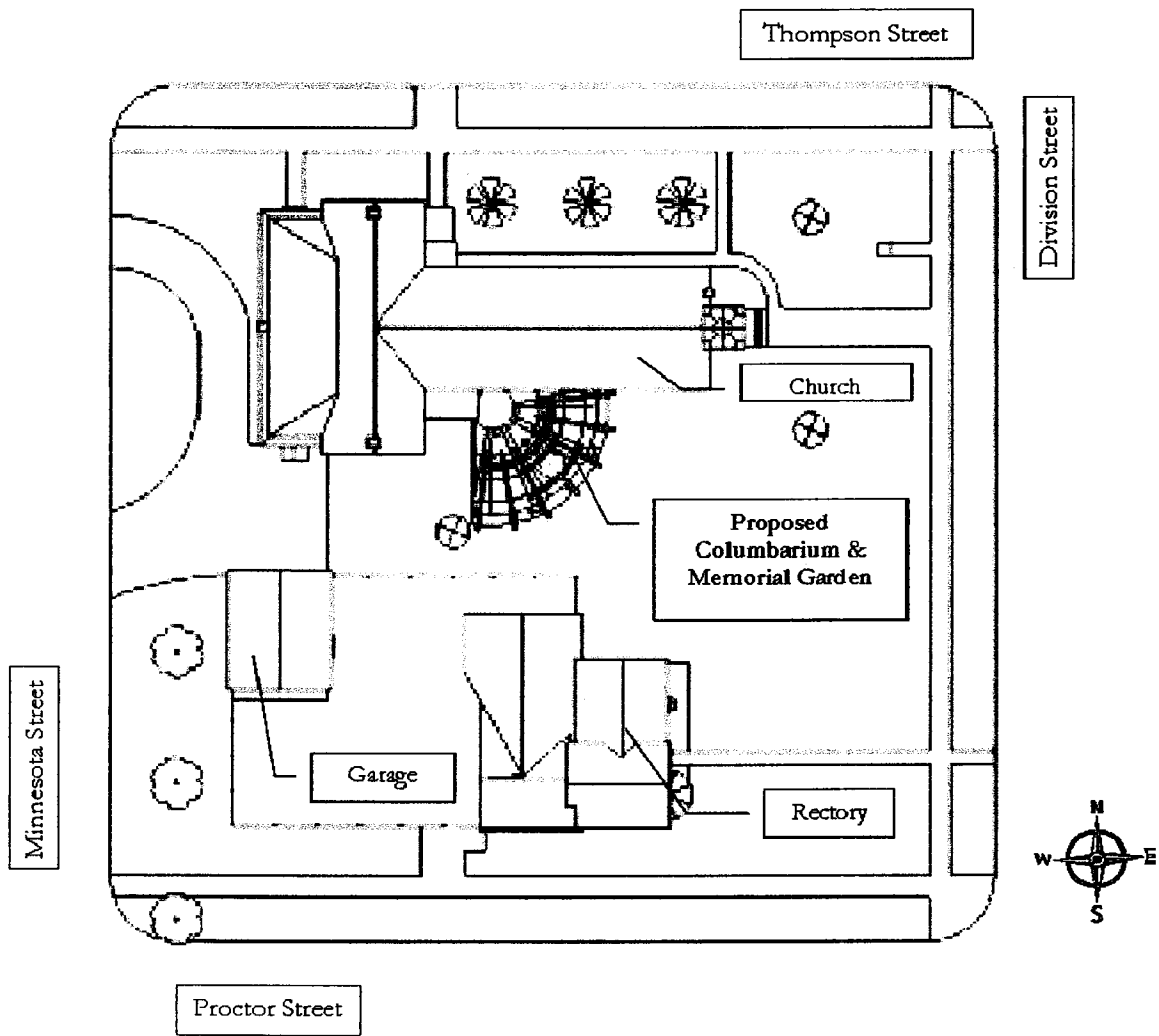


Photograph and 3D Rendering of existing site at proposed location for Columbarium and Memorial Garden as viewed from Division Street.

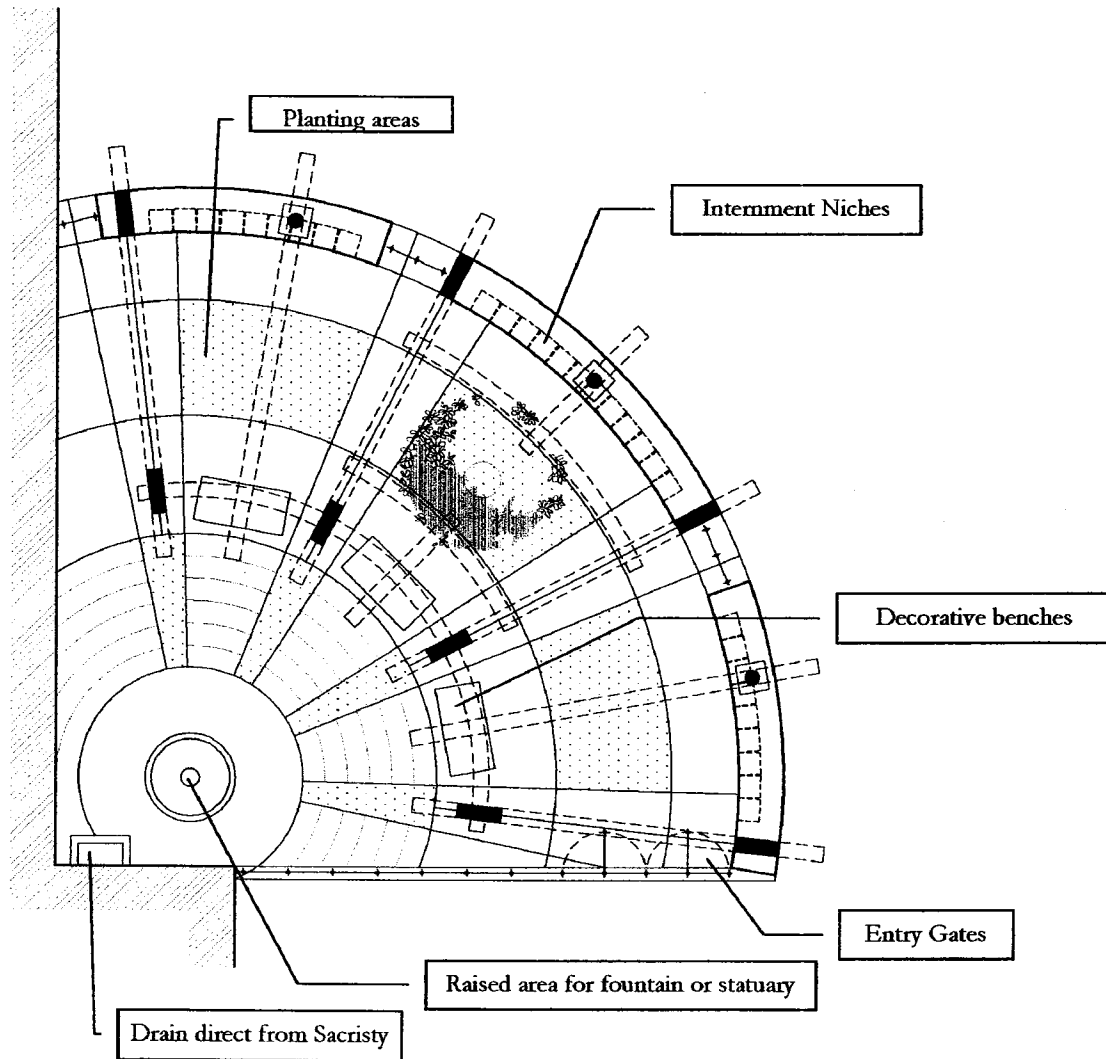


# Proposed Project & Elements

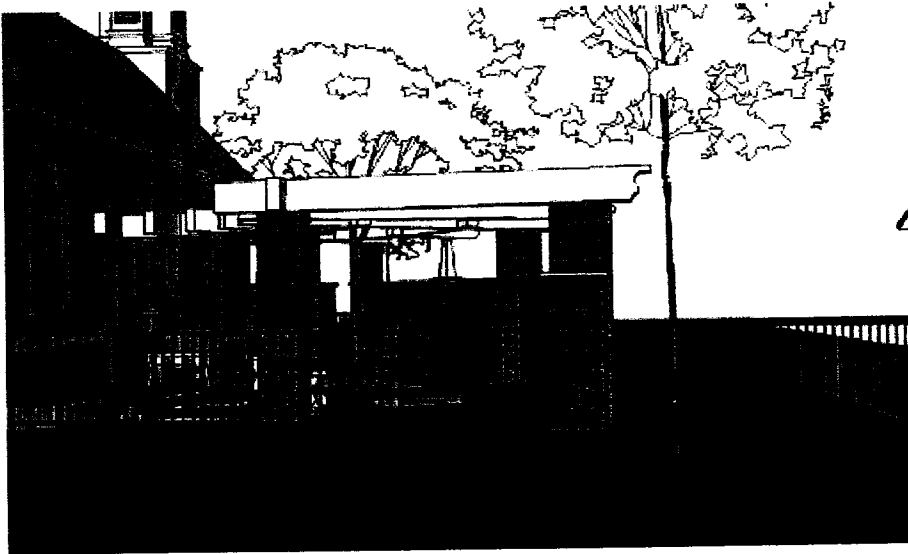
## Proposed Project Site Plan



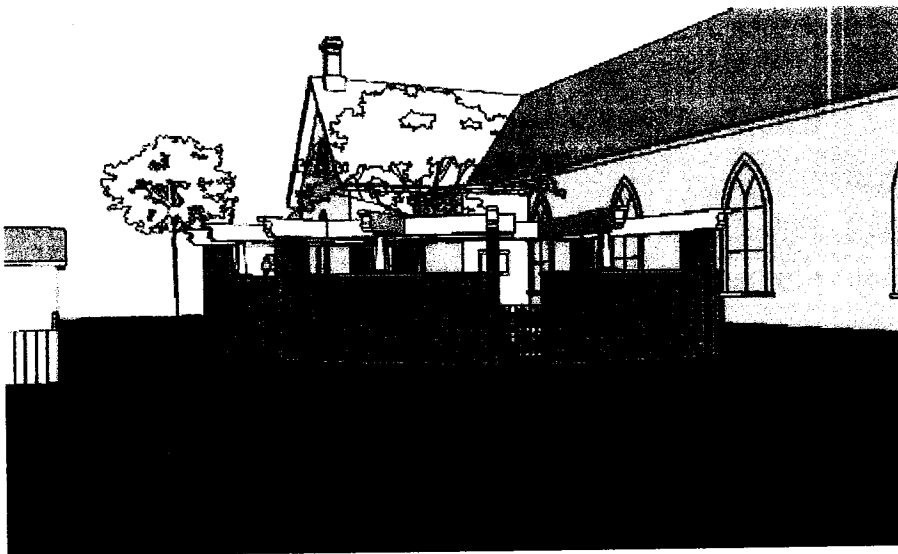
# Plan for Columbarium & Memorial Garden



**3D Model of Proposed Project**

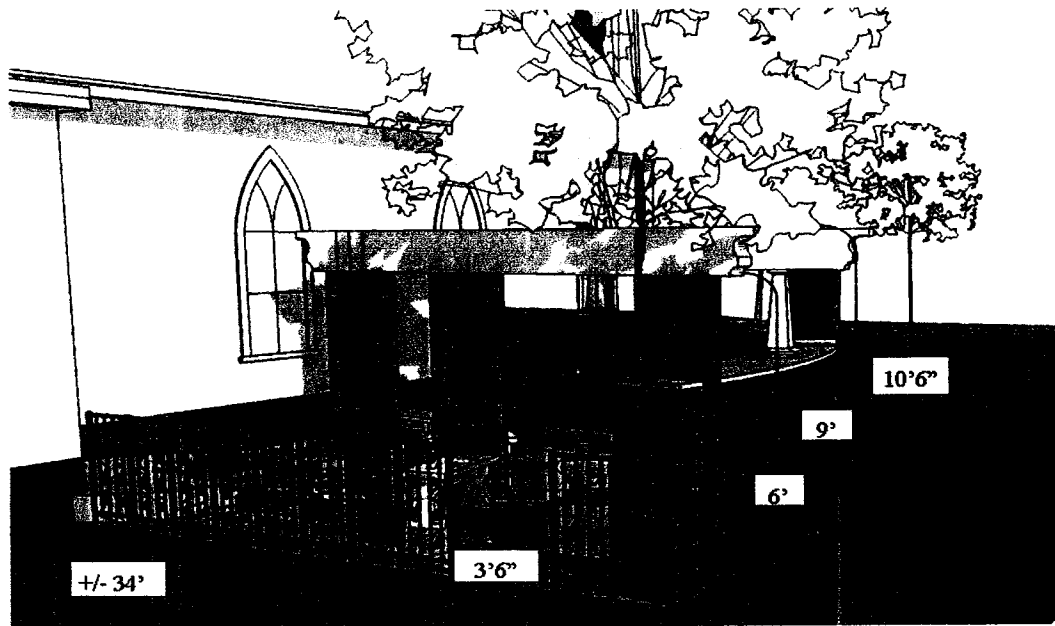


West side of Proposed Columbarium and Memorial Garden  
View from Minnesota Street

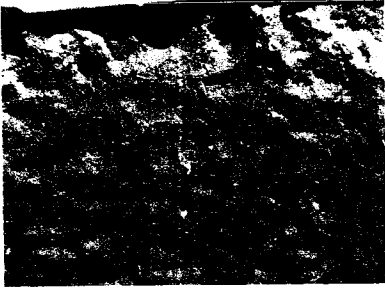


East side of Proposed Columbarium and Memorial Garden  
View from Division Street

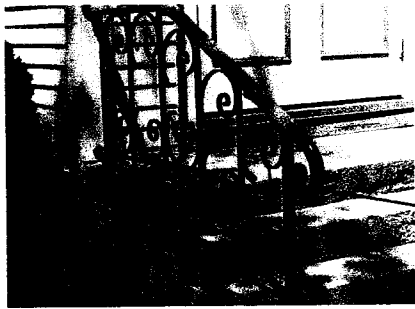
**Model with Dimensions**



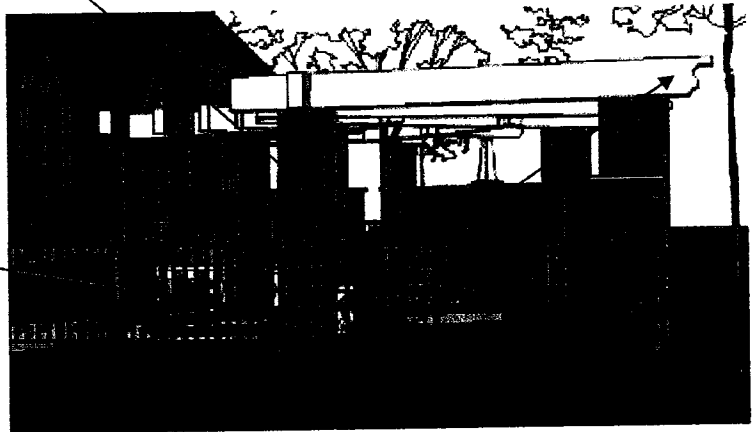
## ***Representative Materials Board with Descriptions***



Walls of the Columbarium will be covered with masonry similar in nature to the existing cut sandstone that is the foundation of St. Peter's Church.



Decorative scroll work on the gates and fencing around the Garden will be similar in nature to the existing wrought iron at the front steps of the Church.



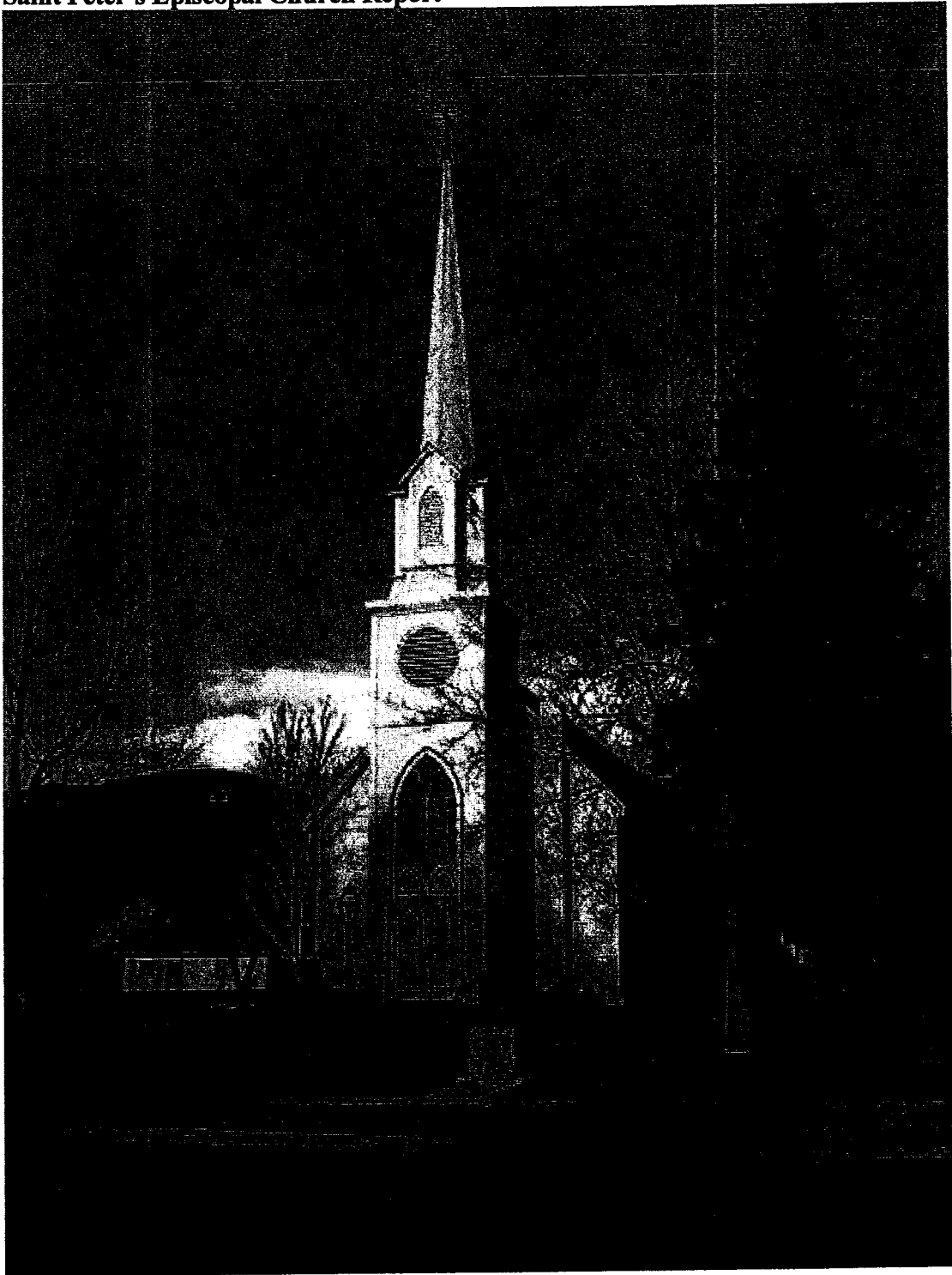
Gingerbread detail from the existing church will be featured on the ends of the overhead beams of the Garden. The beams will be painted white to match the existing church.

## **Appendices**

***Appendix A – Recommendations from Historic Report of Church***

***Appendix B – Recommendations from Historic Report of Rectory***

**Saint Peter's Episcopal Church Report**



*prepared for*

The nave is heated and cooled by a heat pump located next to the vestibule. The ductwork runs through the attic space above the nave. The kitchen and parish hall are heated by a furnace unit above the toilets. This unit is functioning adequately. The two office areas and the library are heated by cozy wall mount furnaces. These units are single point of heat units. If air conditioning is required in the areas not supplied by the heat pump, then mini split heat pump units are suggested. The building's plumbing system is adequate for current needs. The electrical system in the building is a combination of new and old. Surface conduit connecting switches, outlets, and light fixtures as well as recessed fixtures and concealed wiring exist side by side. In the attic spaces, abandoned knob and tube wiring indicates an upgrade at some point. The system is adequate for the present use. The breaker panel on the exterior of the building should be relocated to the interior. Relocating the hot water heater to the attic space above the toilets or replacing the unit with an on demand unit would free up closet space for a new panel in the kitchen. The roof and floor insulation is sufficient for this climate.

### **Rehabilitation Recommendations**

If rehabilitation of St. Peter's Episcopal Church is undertaken, it should follow standards developed by the National Park Service, Department of the Interior, to encourage the appropriate rehabilitation of historic buildings. *The Secretary of the Interior's Standards for Rehabilitation*, or the Secretary's Standards or Standards for short, are used by property owners, builders and architects, and government review agencies nationwide to determine the appropriateness of proposed rehabilitation work. The Standards are as follows:

#### **The Secretary of the Interior's Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated architectural features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing architectural features must be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If these resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following recommendations are applicable for St. Peter's Episcopal Church. In addition, suggested or optional work is proposed, and actions that are not recommended are outlined.

*Recommended*

**Maintain painted surfaces.** Repainting was neglected in past generations owing to financial hardships and resulted in deterioration of the siding, which was extensively repaired in the 1940s. Ensuring that exterior elements are repainted as necessary—the approach that has been taken since the 1940s—will extend the life of wooden elements.

**Front steps.** The stone steps, added ca. 1900, are cracking and show other signs of deterioration. Three repair options are proposed: 1) resurfacing the blocks; 2) flipping the blocks over to expose a fresh surface, or 3) replacement. Options 1 and 2 are better from a preservation standpoint as they preserve the historic stonework.

If the blocks are to be resurfaced they should be temporarily removed, resurfaced without depressions that could collect rain or ice and hasten deterioration, and reset to maintain the existing rise and run. The treads should slope forward to facilitate water runoff. The treads may be retooled with a linear pattern of small grooves to enhance traction and to facilitate water runoff. It may be necessary to add material under the blocks to bring them to height.

If the blocks are flipped then the same treatments would apply.

If replacement is necessary, local sandstone would be the best material choice, and the new blocks should have similar dimensions and finish to the old ones. The treatments described for options 1 and 2 would apply.

Sand or cinders should be used for snow and ice instead of salt at this location. The railings, although only borderline historic (possibly added ca. 1960), are nevertheless attractive and serviceable and can be reused.

#### *Not Recommended*

**Removal or alteration of character-defining features.** These would include the weatherboard siding, tower/steeple elements, rooflines, cornices and other exterior trim, floor and ceiling levels, door and window openings, doors and surviving historic door hardware, window and transom sashes, stained glass and historic translucent glass, interior plaster (plain and decorative), interior trim, chancel arcade, choir loft/gallery, pews, wainscots, and historic shelving.

**Inappropriate addition.** Setbacks complicate additions on the east, north, and west sides. If an addition is made on the south side, it should be set far back on the lot so as not to compete with the main front section of the church. Such an addition should not overwhelm the scale of the historic sections and should be harmonious in form and appearance without pretending to be a historic wing. See connection to other buildings discussion below.

#### *Suggestions/Options*

**Exterior paint color.** St. Peter's has been painted white since the 1940s and therefore white is the color most parishioners associate with the church. The white paint gives the church a dazzling appearance, especially against the backdrop of the dark evergreens on the property, surrounding trees and landscape, and the intense Nevada sky. Arthur Kean, who served as minister from 1935 to 1956, suggested in 1963 that white was chosen because, at least in part, it was "in keeping with the New England architecture of the

building." Frame churches in most areas of the country and for most denominations were painted white historically. White symbolizes purity and is uncontroversial. There is presumably a consensus for its use on St. Peter's.

Two (known) exterior color schemes existed before white. For the brief period 1867 to 1873 the church was painted a brown shade. A newspaper writer of a humorous and intellectual disposition described the building as "a diluted brown stone edifice of the pre-Adamite sort" with a "gloomy" appearance. In 1873-74 the original building and additions were painted what has been described as "light yellow drab with dark drab trim" and the upper part of the steeple was painted brown. The yellow drab color appears to have been used up until 1943.

If the congregation ever decides to experiment with color, yellow drab would be an appropriate choice for two reasons: in combination with a darker trim color it would be in keeping with the building's architecture, since Victorian buildings in Nevada and elsewhere were often given polychromatic and/or earth tone color schemes; and it was in fact the color used to paint all existing (1867, 1873-74, 1911) sections of the church. As noted in the architectural analysis, yellow drab or something similar survives on the transom moldings above the sacristy ceiling and could provide a model. Paint analysis—professional or otherwise, depending on the degree of accuracy and certitude desired—or the discovery of detailed descriptions in parish records may shed additional light on this question.

St. Peter's historic exterior colors may not appeal to modern taste. The congregation obviously wanted to change them in the 1940s. In addition to the factors noted above, the old colors may have been associated with the hard times the church endured for most of its existence, and the antipathy toward Victorian architecture (and by association, its colors) that prevailed nationwide during the middle decades of the twentieth century would have influenced decision-making. If the congregation decides to try colors other than white, however, the historic colors could serve as a starting point for color selections that evoke historic precedent and appeal to modern tastes.

**Interior paint color.** As described in the report, St. Peter's has a rich history of interior color treatments that, if it were ever the inclination of a historically-minded congregation, could inform a new color scheme.

Some historic treatments may work, outside their full context, with the modern white interior. The original alternating oak and maple graining of the wainscot boards that is well preserved inside the parish hall storage compartments would work well with white walls, as would the polychromatic graining that once decorated the doors and door and window surrounds ("stiles of grained oak, the panels of maple, and the mouldings of black walnut"). These treatments would be most appropriate and effective in the parish hall because the hall's walls and ceiling were originally painted white, and the wainscot is mostly visible in the room. An interior designer or a parishioner with interior design sensibility could advise on how well returning grained treatments to the nave would work (whether it would detract from other decorative features, for example).

The 1940 photograph in Kean's *The First Hundred Years* suggests the grisaille painting over the chancel may have been slightly lighter than the tone given to it by the ca. 1960 repainting. The lettering appears more reflective in the photograph and was easier to see than at present. The repainting appears to have been generally faithful to the earlier design (colors cannot be determined from the black and white photograph), but detailed inspection by an art conservator, decorative painter, or other specialist may reveal the true original colors and allow for accurate restoration.

**Connection to other buildings.** St. Peter's classic nave form, with a pedigree extending back to the basilicas of antiquity, was ideally suited to harmonious rear extension. The construction of the original front section forward on the lot was in all likelihood done with the expectation that the church would be extended. The extension was made in 1873-74 and gave the church a Latin cross form, turning it into a scaled-down version of the medieval English cathedrals that were regarded as the epitome of ecclesiastical architecture by nineteenth-century Episcopalians. The 1911 addition obscured the cruciform simplicity somewhat, yet in scale, materials, and detail was otherwise in keeping. The 1911 addition took St. Peter's to the back of the lot. If an addition or detached annex is built in the future, site constraints will determine that it be on the south side of the building.

The optimal location for new construction from an aesthetic standpoint would be to the rear of the lot, off the south end of the 1873-74 and 1911 additions. St. Peter's could relate to new construction in three ways:

- The new construction could come close to but not touch the church. The new building's entry could be located close to the entry on the south end of the 1911 addition to allow for quick passage between the buildings in cold or inclement weather.
- The new construction could be linked by a covered but open-air connector.
- The new construction could be linked by an enclosed connector. Ideally any connector or "hyphen" would be as low in profile as possible to help distinguish new and old construction. To further mitigate the intrusiveness of a hyphen, it could be glass-walled on front and back to make it transparent (in the aesthetic sense as well as the literal sense). Properly planned in relation to the buildings and site use, a hyphen could serve as a point of entry.

The campus-like character that would result from the siting/connection approaches outlined above would be in keeping with the architectural traditions of the Episcopal denomination. Many Episcopal church properties have grown by the addition of interconnected but visually distinct buildings that are subsidiary to the main church building. The approach follows precepts of medieval architectural planning by which ecclesiastical buildings were connected by cloisters. The approach also shaped exterior spaces into courtyards and quadrangles. New construction to the rear of the St. Peter's

lot, presumably extending behind the rectory (and displacing the outbuildings that stand there now), would create an open-fronted quadrangle facing onto Division Street. The arrangement may have the added benefit of protecting gardens and plantings from the full force of winter storms.

**Site work.** This suggestion is for an architectural vocabulary for site work rather than the solution itself. If analysis of the flooding situation at St. Peter's leads to a recommendation that barriers should be a part of the solution, then low stone walls would be a type of barrier that should be considered. The stone borders used for landscaping at the St. Peter's Rectory inspired the idea. Carson City-area sandstone is an attractive material that would relate the stonework to its use historically at St. Peter's, the Rectory, and many nearby properties.

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## Saint Peters Episcopal Church Rectory Report



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The furnace unit for the building is functional but noisy. At the end of its life it should be replaced with an efficient heat pump. The plumbing system is functional. The water supply lines are galvanized steel and should be replaced with copper as they are exposed. Waste lines are galvanized steel and PVC. The electrical distribution system consists of surface run conduit as well as concealed wiring. Devices and fixtures are surface mounted and concealed. This system is adequate for the present use but should be evaluated in respect to future change in use.

### **Rehabilitation Recommendations**

If rehabilitation of St. Peter's Episcopal Church Rectory is undertaken, it should follow standards developed by the National Park Service, Department of the Interior, to encourage the appropriate rehabilitation of historic buildings. *The Secretary of the Interior's Standards for Rehabilitation*, or the Secretary's Standards or Standards for short, are used by property owners, builders and architects, and government review agencies nationwide to determine the appropriateness of proposed rehabilitation work. The Standards are as follows:

#### *The Secretary of the Interior's Standards for Rehabilitation*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated architectural features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing architectural features must be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If these resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In order to assist St. Peter's in making choices for the Rectory that are consistent with the Secretary's Standards, the following list of actions is proposed. The list is modeled on the recommended and not recommended or "dos and don'ts" structure of National Park Service guidelines. Also, the list includes suggestions and optional approaches that are specific to the Rectory. Note that the Rectory is in the locally-designated Carson City Historic District and city ordinance applies. The National Park Service's "Guidelines for Rehabilitating Historic Buildings" and its Preservation Briefs series have extensive specific information on recommended and not recommended approaches (available on line at [www.nps.gov/history/hps/tps/briefs](http://www.nps.gov/history/hps/tps/briefs)).

#### *Recommended*

**Retain the Rectory.** The Rectory is potentially individually eligible for the National Register of Historic Places for its historical associations and architecture. It contributes to the historic character of the Carson City Historic District. Consider solutions that retain the Rectory, either as a separate building or connected in an appropriate manner to a new building (see suggestions).



**Retain an appropriate historic-period exterior finish.** Investigation of the building suggests the exterior was originally unpainted, followed by the application of a red oxide wash, and then painted a light color, the finish the building has had for over a hundred years. The evolution of the building's exterior finish provides a range of treatment options.

The most cost-effective treatment would be to repaint over existing paint after standard prep work and spot repair (as needed) to underlying brick and mortar. The existing paint appears to be well-adhered to the brick and does not appear to be causing problems such as exacerbating moisture problems (Carson City's dry climate and the site's open character and adequate drainage probably help to protect the exterior from moisture problems). The existing paint is rough in appearance, the result of painting over irregularly weathered earlier paint surfaces, but it is not so rough as to detract from the building and, in fact, can be considered to contribute to the patina or historic authenticity of the building. Once a masonry building is painted, however, care should be taken to maintain the integrity of the finish; peeled or missing paint can create openings for moisture that can become trapped behind the paint.

More costly and problematic—although acceptable in a rehabilitation sense—would be removal of the paint down to bare brick, either in order to repaint or to expose the original unpainted brick finish. The paint would need to be removed with the gentlest means possible so as not to damage the brick and mortar. If the brick were to be left exposed, it may become necessary to repair brick and mortar for reasons of appearance and/or so that they would withstand the weathering they would experience, creating a host of additional challenges. The house may have been painted in conjunction with the addition of the 1870s bay window (and the now missing front porch); since the bay window should be retained, ideally the house would remain painted for historical consistency. This should not be an overriding concern in a decision whether to repaint or leave the brick exposed, however.

**Repair exterior woodwork.** The front bay window has a small amount of deteriorated woodwork. In accordance with the Secretary's Standards, ideally deterioration would be repaired either with pieced-in new wood or epoxy (Abatron or similar). If repair is impractical, replacement in kind with wood to match existing dimensions, moldings, etc. is appropriate. (There are signs that portions of the bay window have been repaired at least once in the past.) Dirt on the bottom of the bay window indicates splashback from rain which may be causing some of the peeling paint associated with deterioration or incipient deterioration. Low ground cover or other anti-splashback surface treatment may address the situation. For the rest of the bay window, maintaining a sound paint layer may help prevent deterioration.

**Retain historic landscape features.** One of the significant character-defining features of the Rectory is its fairly complete nineteenth-century stone planting bed and walkway borders. Whatever landscaping approach is taken, these should be retained (see below for historic landscaping suggestion).

**Retain/restore basic room layout.** It appears that the house consisted of four rooms historically (a room in each of the three brick sections and the kitchen in the frame rear wing). The (brick) rear wing was subdivided into a hallway and two bedrooms in the 1950s. It is possible there were earlier subdivisions of the basic room layout but no definitive evidence for that has come to light. The interior should not be further subdivided. The hallway/bedroom partitions in the rear wing can be removed and the room made into one room again if needed for the new use.

**Widening the opening between the two front rooms.** This possibility was raised at a meeting in March 2008. The present wide opening was created in the 1950s and may reflect in part an effort to give the interior more of the open-plan feel of Ranch houses of the era. Ideally the opening would be narrowed back to a width more in keeping with the historic doorways in the house, but if the new use would benefit from having the opening widened, a case can be made that the widening is acceptable. Arguments in favor of further widening would include:

- There is already a wide opening, so further widening would represent a change of degree rather than kind;
- No visible historic finishes or features would be compromised. The wall is a historic wall, apparently originally an exterior wall, so widening would result in the loss of some historic fabric. However, a section of the wall and its original finish is remarkably preserved in the attic, and this high-quality evidence would not be disturbed (assuming care is taken to support the upper section of the wall during work). The widening should not go all the way—a frame-like section of wall should be left on the top and sides so that the wall still “reads” as a wall, similar to the frame-like condition marking the change from the nineteenth-century shed condition and its 1950s enlargement.
- The widening is reversible. The wall can be returned to its more original state at any time.

**Retain historic interior features.** These are few in number. Features that should be retained as is are the two built-in cabinets, nineteenth-century door and window trim, the trim and panels around the bay window, stove flues, and the tongue-and-groove cabinets in the upstairs room. The present stair (or most visible parts of it) dates to the 1950s, a period defined as non-historic for the Rectory, and it could be replaced; however it is attractive and serviceable and could be retained.

**Documentation.** Future changes to the Rectory, especially if they affect historic features, should be documented in photographs with the date written on the back (if prints) or in the digital label. The documentation should be kept in the church records. The State Historic Preservation Office and possibly the City as well would probably appreciate a second/third set. If changes were to uncover and affect wallpaper (all the wallpaper remnants appear to date to the historic period), the SHPO would probably appreciate samples for its files. Work may turn up artifacts of historic interest in wall and ceiling

cavities; if so, these could be retained as mementos of church history or future display items.

#### *Not Recommended*

**Sandblasting brick and woodwork to remove paint.** Also, cleaning with caustic solutions, high pressure waterblasting, or other potentially damaging treatments. Refer to National Park Service information for more detailed discussion.

**Removal or alteration of character-defining features.** These would include the bay window, historic door and window openings, window sashes, rooflines, flues, cornices and other exterior trim, the upper level rear gable addition, floor and ceiling levels, interior wall widths, the two built-in cabinets, and historic-period interior trim and doorways (with the front rooms doorway exception noted above). Avoid further subdivision of rooms.

**Inappropriate addition.** Addition to the front and north side are strongly discouraged. Addition to the rear would be appropriate if it does not overwhelm the scale of the historic sections and is harmonious in form and appearance (without pretending to be a historic wing of the house). See connection to other buildings discussion below.

#### *Suggestions/Options*

**Explore rehabilitation assistance programs.** Federal rehabilitation tax credits are available for income-producing buildings that are listed in the National Register of Historic Places, either individually or as contributing buildings in a listed historic district. The Rectory may not qualify for a number of reasons, chief among them its present ownership by a non-tax-paying entity, but there may be ownership arrangements and potential new uses that could qualify the building, and if and when rehabilitation is anticipated, the issue should be explored with the SHPO. The SHPO can help St. Peter's identify other potential sources of financial assistance.

**Alteration or partial removal of the 1950s enlargement.** The frame sections appear to date to two or three periods: a late nineteenth-century shed-roofed kitchen addition in the L formed by the side and rear brick wings, and an enlargement of the frame wing made in the mid-1950s. A frame room was added to the corner of the kitchen addition in the late nineteenth century and may survive as the corner office in the present wing.

The 1950s enlargement dates to a period defined as non-historic for the Rectory. Although it is an aspect of the architectural evolution of the house and is now over fifty years old (generally the base-line age criterion for National Register significance), the enlargement has a Ranch-style character that is out of keeping with the rest of the house. This is mostly due to the shallower roof pitch of the 1950s section and the two picture

windows. The visibility of the enlargement, which projects from the historic footprint, emphasizes its discordant character.

A new use of the Rectory or new construction on the property may allow for changes to the 1950s enlargement. If the space and utilities are needed and the decision is made to retain the 1950s enlargement, then a simple improvement would be replacement of the picture windows with double-hung windows of a shape, size, and appearance more in keeping with the historic sections of the house.

If it is determined that the space is a hindrance, removal of the 1950s enlargement should be considered. Drawing the footprint back to the line of the nineteenth-century shed addition would improve the Rectory's historic appearance. The shed roof structure is mostly intact in the attic and could be reused (with structural enhancement if determined necessary).

The nineteenth-century corner room, if it in fact survives, would be a question. Little of its historic appearance is now visible, therefore its integrity may be considered to have been compromised, in which case it may be advisable to remove it along with the 1950s fabric.

**Connection to other buildings.** The Rectory was constructed as a stand-alone building and, despite the 1950s enlargement, remains similar in size and overall form to its original character. Ideally it would remain a stand-alone building. Programmatic needs may result in new construction adjacent to (probably behind) the Rectory. The Rectory could relate to new construction in three ways:

- The new construction could come close to but not touch the Rectory. The new building's entry could be located close to a new rear entry created for the Rectory to allow for quick passage between the buildings in cold or inclement weather.
- The new construction could be linked by a covered but open-air connector. Generally, open-air connectors allow historic buildings to be treated as separate from non-historic buildings to which they are connected, potentially a consideration if tax credits or other state or federal assistance is sought.
- The new construction could be linked by an enclosed connector. Ideally any connector or "hyphen" would be as low-profile as possible to help distinguish the Rectory from the new building. Making the hyphen glass walled would also help distinguish the two buildings. If the 1950s enlargement is removed and the rear shed addition recreated, the addition may be a logical connection point. A connection approach with too much contact would make the Rectory appear to be a wing of the new building (or vice versa) and should be avoided.

Using the Rectory as the front element of new construction would have several advantages. First and foremost, it would save the Rectory and return it to active use. The Rectory would continue to contribute to the character of the historic district. It would

partially mask the new construction, which (in combination with sensitive design and scale) would help integrate new construction with the district. The Rectory could provide program space for the new building. Its room layout may complement the space needs of the new building. With the three relation/connection approaches outlined above, and a similar relation/connection of a new building to St. Peter's Episcopal Church, the three buildings would have more of a campus feel in keeping with the detached character and relatively small scale of historic buildings in the district, strengthening the character of the district rather than diminishing it. New construction behind the Rectory would entail the demolition of moving of the garage and shed that stand there now, but as these are modern buildings removal would not have an adverse effect on the historic character of the Rectory.

**Replace main front door.** Explore options for a more appropriate door than the present one, which was presumably installed as a requirement of day care use. If allowable for the new use, a wood-framed glass door (similar to the storm door on the other front entry), or a wood panel door, perhaps with the upper half glass or (if four-panel) with two glass upper panels, are better options.

**Recreate front porch.** The 1870s front porch was probably removed in the 1950s along with the other changes made at that time. The rationale probably involved mid-twentieth-century insensitivity to Victorian architecture and decorative elements and perhaps also deterioration and a desire to simplify maintenance. The fact that there is a concrete pad with the same footprint as the porch may indicate that the porch floor was removed first and the superstructure a number of years later. Likewise, the separate concrete in front of the main entry, which was originally covered by the porch, may indicate the section of the porch over the entry was removed first.

Sufficient architectural evidence and pictorial information may exist to recreate the non-original but nineteenth-century front porch if desired. The ca. 1890s photograph published in *Carson City: The Early Years* and especially the copy available at the Nevada State Museum provides enough visual information to recreate the porch and its decorative details with some degree of confidence. This assumes a harmonious but generic approach is taken for elements that are not completely visible in order to avoid conjectural recreation that may be incorrect. Examination of the original photograph in the Noreen Humphreys Collection and other photographs may provide more detailed information that would allow for a more confident recreation. Porch recreation would benefit from more rigorous study of the Rectory's historic paint colors, since the color of decorative porch elements would be a relatively important architectural consideration. Conversely, paint color is reversible, and white—the color of the church and apparently also the Rectory since the mid-twentieth century—is a safe “generic” approach to color.

Recreating the porch would add visual appeal to the Rectory and restore the context of the bay window, which survives as a remnant of the full 1870s architectural effect. If the decision is made to restore more of the missing historic character of the Rectory, perhaps in the context of enhanced interpretation or museum use, then recreation of the porch would be in line with that approach.

The Rectory is fine without a front porch, however, and since the house apparently did not have a porch originally, the lack of one now gives it more of a semblance of its original appearance. A recreated front porch would be an expense and an ongoing maintenance issue (just as any relatively exposed wooden structure tends to have more maintenance issues and decorative woodwork takes more time to repaint). Recreating the porch should therefore be considered an option rather than a recommended treatment.

**Recreate historic landscaping.** The Rectory is exceptional for retaining elements of its nineteenth century landscape scheme. The stone borders that define planting beds and walkways mostly survive in situ; those borders or extensions of borders that are not evident may survive just under the surface or can be deduced from the surviving geometry. The borders can be used to either recreate or evoke the historic scheme, or an approach that combines elements of both.

**Recreation:** Identify the actual plants and planting schemes that were used during the historic period. Identification can be attempted through an examination of surviving plants, pictorial sources, and historic records. Since the Rectory was placed in the charge of the St. Peter's Women's Guild beginning in the 1890s, guild records (if they survive) may prove to be the most helpful. Other documentary sources may include more general parish records, newspapers such as the various news sheets put out by the rector and parish, diaries and letters, and potentially other historic records may provide information. (There is presumably less information for the period before church ownership, when the landscaping was apparently put in place.) Reconstruction of the picket fence that extended along Division and Proctor streets in the 1890s would be an option. The construction and appearance of the fence are well documented in a historic photograph.

**Evocation:** If specific documentation does not survive or is incomplete, plants and planting schemes may be chosen that are appropriate for the time and place. Nineteenth-century Carson City newspapers are full of detailed information on domestic landscaping. A wealth of information exists on period landscaping in general, and information or professional expertise should exist specific to nineteenth-century domestic landscaping in Nevada or analogous areas of the West.

Historic landscaping can be made a part of landscaping plans now being developed for the St. Peter's property. Research for and implementation of a historic plan can be a fun and rewarding project for the green thumbs of the parish. Historic landscaping would contribute to the overall historic character of the property; would create a more integrated presentation of the Rectory, which had architectural and landscape architecture aspects historically; and could be an important component of interpretive use of the property, whether as a parish-related museum or simply as an enhanced historic site for the edification of citizens and visitors.

**Evoke interior finishes.** Sufficient information exists to evoke aspects of the Rectory's historic interior finishes. Remnants of paint and wallpaper, such as those that survive in the furnace enclosure, and the graining that survives in the built-in cabinet, are clues to

the former character of the rooms. One simple approach that would evoke an apparently comprehensive historic interior treatment would be to grain historic door and window trim the rich honey color that survives in the built-in cabinet. An increasing number of painters and artisans are competent in historic graining technique, and although the treatment would be more expensive than ordinary painting, the effect would be dramatic and probably more cost-effective than other approaches intended to evoke historic character. Walls could be painted white or light gray (for which there is historic evidence) or possibly covered with appropriate wallpaper. All these treatments would be reversible and could be easily redone if future investigation were to produce more accurate or conflicting information.

**Insulation.** If there is a desire to upgrade the thermal efficiency of the windows, adding storm windows (exterior or interior) is a better option than the replacement of historic sashes. The interior storms in St. Peter's parish hall are an excellent example of how interior storms can be unobtrusively added. Additional or upgraded insulation, if desired, should be added in attic spaces or under roofing to avoid alteration of wall widths.

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