

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
November 10, 2016**

FILE NO: HRC-16-166

AGENDA ITEM: F-2

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: To consider a request for repairs to a historic property due to arson, on property zoned Public Community (PC), located at 1207 North Carson Street, APN 002-151-01.

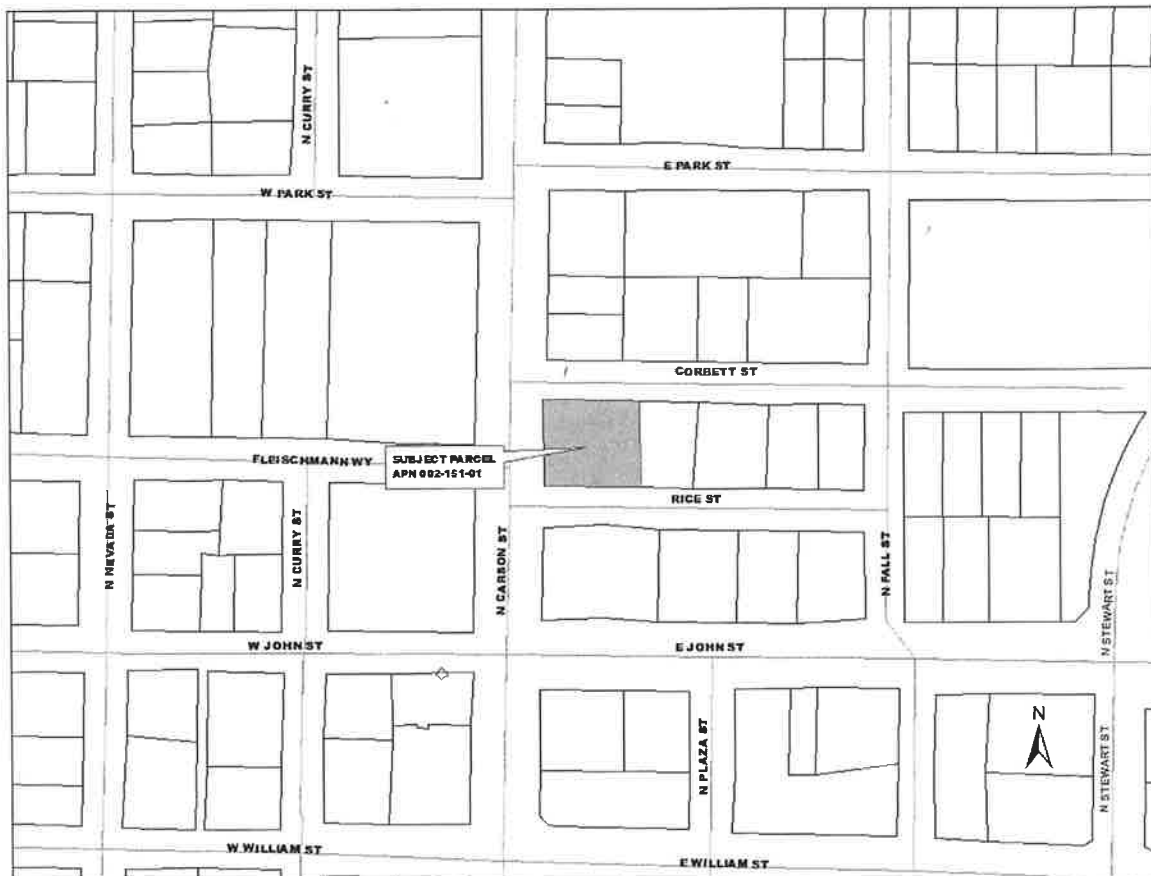
APPLICANT: Stephanie Hicks, Real Property Manager

OWNER: Carson City

LOCATION: 1207 North Carson Street

APN: 002-151-01

RECOMMENDED MOTION: “I move to approve a request from Stephanie Hicks (property owner: Carson City) to repair the building on property zoned Public Community, located at 1207 N. Carson Street, APN 002-151-01, based on the findings and subject to the conditions of approval outlined in the staff report, the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and consistent with Historic Resources Commission Policies.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. All work will be subject to review and approval by the State Historic Preservation Officer, whose review will ensure consistency with the Secretary of the Interior's standards.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
4. HRC approval of this project does not imply approval of the use of City funds for construction.
5. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Public/Quasi-Public

ZONING: Public Community (PC)

PREVIOUS REVIEWS:

H-92/93 – 31: Remove dormer, add shed and landscaping
H01 / 02-7: Discussion of an addition
H-03 / 04-2: Carriage House
MPR-07-091: Carriage House
SUP-07-201: Add Carriage House
HRC-07-211: Remove shed, build Carriage House
SUP-10-028: Carriage house and fence
HRC-10-031: Replace shed with kitchen, office & restroom

DISCUSSION:

The subject property is known as the Foreman-Roberts House. The building was constructed in 1863-1864, and moved from Washoe City in November 1874. The building represents an example of Gothic Revival domestic architecture. The City of Carson City acquired the property in 1969 and developed a park around it. The house is now used as a museum, and the Carson City Historical Society utilizes the property for meetings.

In 2007, the City obtained funding from the Nevada Commission for Cultural Affairs for rehabilitation of the building. As part of the funding, a covenant was entered into requiring the property owner to:

“assume the cost of continued maintenance and repair of said Property so as to preserve the architectural, historical, cultural or archaeological integrity of the same, in order to protect and enhance those qualities which make it historically significant as determined by the State.”

and

“no visual or structural alterations will be made to the property without prior written permission from the State.”

The State Historic Preservation Office (SHPO) is the enforcement agent of these provisions for the State.

In August 2016, the property was the subject of arson. Damage was done to the east entrance, the south-facing gabled bay of the main house, and there is internal damage to the first and second floors. The City is in the process of hiring an architectural and historic preservation firm to coordinate with the SHPO's office to prepare the detailed plans for restoration and rehabilitation. The SHPO's staff has also been to the property to review the damage and agree on coordinated efforts going forward.

As the subject property is in the Historic District, consistent with Section 18.06.015 of the Carson City Municipal Code, restoration and rehabilitation work may not commence without prior approval by the Historic Resources Commission.

However, Section 18.06.130 of the Carson City Municipal Code states:

“Nothing in this Chapter shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature in or on any property covered by this Chapter that does not involve a change in design, material, or external appearance thereof, nor does this ordinance prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such architectural feature when Planning and Community Development certifies to the HRC that such action is required for public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Uniform Code for building conservation and when such feature can be replaced according to the Secretary of the Interior's Standards.”

Therefore, the proposed work is subject to HRC review, but the HRC may not prevent the repairs as they will be done per the Secretary of the Interior's Standards. SHPO staff will be the reviewing agency for compliance with the Secretary of the Interior's Standards. Additionally, staff has recommended a condition of approval that all work must be consistent with the Secretary of the Interior's Standards.

PUBLIC COMMENTS:

Public notices were mailed to the property owners adjacent to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on October 27, 2016. As of the completion of this staff report, no comments have been received in response to the proposed improvements. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

With the recommended conditions of approval and based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-16-166 subject to the recommended conditions of approval within this staff report.

Attachments:

National Register of Historic Places Nomination Form: James D. Roberts House
2011 Survey Inventory Form: Foreman-Roberts house
1980 Carson City Inventory: 1205 North Carson

PH 0500216

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUL 5 1977
DATE ENTERED JAN 3 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

(James D. Roberts) House

AND/OR COMMON

Thurman Roberts House

2 LOCATION

STREET & NUMBER

1217 North Carson Street

NOT FOR PUBLICATION

CITY, TOWN

Carson City

VICINITY OF

CONGRESSIONAL DISTRICT

Nevada

STATE

Nevada

CODE

32

COUNTY

Carson City

CODE

025

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

City of Carson

STREET & NUMBER

198 North Carson Street

CITY, TOWN

Carson City

VICINITY OF

STATE

Nevada

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Courthouse

STREET & NUMBER

198 North Carson Street

CITY, TOWN

Carson City

STATE

Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey (Drawings only) Nev. 13-28

DATE

August, 1973

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress, Washington, D.C.

CITY, TOWN

(Local; Ormsby County Library)
Carson City

STATE

Nevada

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>1873</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A. General Description of Present Appearance

1. The exterior fabric is in good condition. The interior condition can only be described as fair.

In recent years, several early additions to the house have been removed, namely, the rear shed roof kitchen and an attached garage.

The James D. Roberts House is located on a corner lot on Carson City's main street. The grounds surrounding the house are being developed as a small park.

B. Architectural Description

1. Plan and Scale: the house aligns east-west with a wing facing south. Plan configuration is a T-shape. Overall size is approximately 20' x 30'. The house is 1-1/2 stories, with no basement. Style is Carpenter Gothic.
2. Foundation: squared rubble sandstone laid up drywall fashion. Hewn logs brace the underside of the house.
3. Structure: wood frame.
4. Facade: exterior sheathing is clapboard with 5" face exposure. House corners have 4" cornerboard trim. No water table directly above the stone foundation. Predominant color is gray with white trim.
 - a. First Floor Fenestration: windows are double-hung with lights in 2/2 fashion.

Windows: on the south facade feature label trim while other windows have simple flat trim with cornice moulding. A total of six windows exist at the first level: two on the south, two on the north, and two on the west side.

Doors: the west facade entry door has label trim similar to that found on the south facade windows. The door incorporates a single, etched square lite above wood panels. A glazed, rectangular transom surmounts the door. No side lites exist for the west door. The facade door, originally the house's main entry, is an ornate double door with neo-Gothic detailing. Sidelites to the door form a Gothic arch. The doors have no glazing, but utilize moulding to accent the pointed arch of the overall shape. A third door is

8 SIGNIFICANCE

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

SPECIFIC DATES

Built: 1859, Moved: 1873

BUILDER/ARCHITECT

Unknown

STATEMENT OF SIGNIFICANCE

The James D. Roberts House is of significance as a rare example of the Gothic Revival Style of architecture. It is the only remaining example in Carson City. The early Gothic revival style had only a short period in which to flourish, and few examples were constructed in Nevada. Furthermore, it has the distinction of being the oldest standing house in Carson City.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Riefschneider, Olga - "Gingerbread and Chimneys: Wonderful Old Carson City Homes."

Nevada Highways and Parks, Volume 19, Number two, (Fall, 1964). Thompson, Thomas H., and West, Albert A., History of Nevada. Berkeley: Howell-North, 1958.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.38

UTM REFERENCES See map dated 2.13.78

A	1 1	2 6 1 0 4 0	4 3 3 9 1 0 2 5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

House sits on southeast corner of Carson and Corbett Streets. Lot is 150' (north side) by 150' (south) by 100' (east) by 100' (west).

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

STATE	CODE	COUNTY	CODE
NA			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

W. E. Wieprecht, Historic Preservation Specialist

ORGANIZATION

Nevada State Park System

DATE

May 10, 1977

STREET & NUMBER

201 South Fall Street

TELEPHONE

(702) 885-4370

CITY OR TOWN

Carson City

STATE

Nevada 89710

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

John L. Meder

TITLE

Administrator

DATE

June 8, 1977

FOR NPS USE ONLY

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

ATTEST:

W. E. Wieprecht
 DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION
Mark Adams
 KEEPER OF THE NATIONAL REGISTER

DATE 6.3.78
 KEEPER OF THE NATIONAL REGISTER
 DATE 1.3.78

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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RECEIVED	JUL 5 1977
DATE ENTERED	JAN 3 1978

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

Architectural Description (cont.)

located on the east side, but the original is missing. At present, a plywood panel closes the rectangular opening. Originally, this doorway led to the kitchen.

Porches: the house has two porches: one on the west, and one on the south facade. The latter is quite small, being a series of sandstone steps leading to the house's original main entry. The entry is covered by a small (2' x 4') roof/balcony featuring scroll work railing. The west porch is six feet deep and runs the length of the west facade. Flooring is t/g painted red. A flat porch roof is supported by columns of paired 2x3's. A total of four free columns and two engaged columns exist on the porch. Corner columns utilize three 2x3's. A railing of lathe-turned balusters or spindles tops the porch.

- b. Second Level Fenestration: two doors on the second level open to porches. Both doors are neo-Gothic arched openings and employ thin mullions with glazing. A third opening, a rectangular window, exists at the rear (east) of the house, above the rear door. The south facade balcony opening is a rectangular door with side lites curving up over a fixed glazed transom to form a pointed arch. The west facade door features glazing in its upper half which is shaped to form the Gothic arch. No side lites exist for the west door.

5. Roof Plan and Description: the roof is a steeply-pitched cross gable with the secondary gable facing south. Sheathing is wood shingles painted black. A small finial tops each gable apex. There is no ridge cresting at present. A small dormer window exists on the south slope of the roof, just east of the secondary gable. The dormer appears as a latter addition, featuring a double-hung sash with 1/1 lite arrangement. Sheathing is flush boards which differs from the rest of the house. West and south gable ends are ornamented with scroll work bargeboard. Each gable features a different design. The east gable is not ornamented with bargeboard. The south gable end also features lathe-turned drops or pendants. Cornices are boxed with soffitts ornamented with bargeboard. A plain, white frieze exists below the projecting eaves. No chimneys are present on the roof.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name: Foreman-Roberts House AMENDMENT
other names/site number: Formerly listed as the James D. Roberts House

2. Location

street & number 1217 N. Carson Street not for publication N/A
city or town Carson City vicinity N/A
state Nevada code NV county Carson City code 510 zip code 89703

3. State/Federal Agency Certification

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

Ronald M. Jones, SHPO 4-8-05
Signature of certifying official/Title Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register January 3, 1978
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register

other (explain): Additional Documentation Accepted

Edson Beall 5/27/05
Signature of 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	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 1

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: MUSEUM Sub: House Museum

7. Description

Architectural Classification (Enter categories from instructions)

Mid-nineteenth Century/Gothic Revival

Materials (Enter categories from instructions)

foundation Stone
roof Wood shingles
walls Beveled wood siding
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See 1978 nomination.

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance (Enter categories from instructions)

Architecture
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance 1864-1874
Significant Dates 1863-1864, 1874
Significant Person (Complete if Criterion B is marked above) N/A
Cultural Affiliation N/A
Architect/Builder Unknown/Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data

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

Name of repository: _____

10. Geographical Data

Acreage of Property less than 1.0 acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>261100</u>	<u>4339300</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
See 1978 nomination.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
See 1978 nomination.

11. Form Prepared By

name/title Amendment by Mella Harmon / Guy L. Rocha
organization State Historic Preservation Office/NV State Library and Archives date 12/23/04
street & number 100 N. Stewart Street telephone 775-684-3447 / 775-684-3317
city or town Carson City state NV zip code 89701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative black-and-white photographs of the property.

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

Property Owner

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

name Carson City Parks and Recreation Department
street & number 3303 Butti Way, Building 9 telephone 775-887-2262
city or town Carson City state NV zip code 89701

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

8. Statement of Significance

The subject property was listed in the National Register of Historic Places as the James D. Roberts House on January 3, 1978, under Criterion C (architecture). In 1973, the Historic American Building Survey (HABS) studied several buildings in Carson City, Nevada, including the James D. Roberts House. The survey attributed the construction of the house to James D. Roberts in Washoe City, Nevada in 1859 and its subsequent move via the Virginia and Truckee Railroad to Carson City in 1873. This information was the basis for the original nomination. Nevada state archivist Guy Rocha, recently uncovered material that identifies the property's original owner/builder as Solomon W. Foreman, and the construction date as being between March 1863 and May 1864. Although it was James D. Roberts who moved the house from Washoe City to Carson City, the move did not occur until on or about November 6, 1874, and there is no indication that the move was made by railcar. This nomination seeks to amend the listing to change the historic name of the property to the Foreman-Roberts House, the period of significance to 1863 to 1874, significant dates to 1863-1864 and 1874, and the significance statement to correct the inaccuracies of the original nomination and to include the property's association with S. W. Foremen, and the community planning and development histories of Washoe City in decline and Carson City in development at the time the house was moved. Additionally, the amendment is being submitted at the local level of significance.

The House at 1217 N. Carson Street

When HABS conducted its survey of Carson City in 1973, it failed to trace the ownership of this building to its origin or to consider the fact that Washoe City, the original location of the Foreman-Roberts House, did not exist in 1859, the year HABS claimed the house was built. Further, another area of significance is being proposed under Criterion A, which also addresses Criteria Consideration B for the fact the building was moved from its original location.

Washoe City

The find that launched the fabulously wealthy Comstock Lode occurred in 1859, resulting in a reverse rush of miners from the California gold fields to the Virginia Range in what is now western Nevada. Several communities at altitudes in the range sprang up quickly. The establishment of Washoe City in a valley between the Carson and Virginia ranges near the Sierra Nevada was related to the mining fervor. The valley provided agricultural produce for the region's growing population, and with its constant water supply, it became a good location for

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

8. Statement of Significance, continued

early ore-processing mills. A survey of the area was conducted by Utah Territory, Carson County surveyor, Seneca Hunt Marlette in 1860, and a certificate of survey for 633 acres that would become Washoe City was filed on November 5, 1860 in Carson City on behalf of Peter Rice and J. W. Grier. Another survey that platted the town was conducted by John F. Kidder in 1861 (personal communication, Guy L. Rocha, Nevada State Archivist).

Despite its youth, Washoe City was named the county seat of newly-created Washoe County by the first Nevada Territorial legislature in 1861. The 1863 Washoe County assessment rolls show Peter Rice owning a substantial number of the town lots, including an unimproved parcel at Lot 1, Block 4, Range J. That lot appears in the 1864 assessment rolls as a "two-story frame dwelling house" owned by Margaret and S.W. Foreman.¹ The timing suggests the Foremans purchased the unimproved lot in 1863 after the rolls closed and had the house built soon thereafter. An 1864 photo of Washoe City clearly shows the house in question and by all appearances it is the same Gothic-style house James D. Roberts later moved to Carson City.

Mr. Foreman, his wife, and four children came by wagon from Ohio to California in 1859. Mr. Foreman was a surveyor by profession and he acquired a contract from the surveyor-general of the United States to survey portions of Nevada. Mr. Foreman had barely set up his family in their fine and fashionable home in Washoe City when in 1864 he moved to San Francisco to take a contract to survey Santa Cruz (Guinn 1902). The family seems to have followed a bit later, as the Washoe City house was not sold until October 4, 1865. The new owners were businessmen H. Erlanger and Louis Wertheimer, who held the property until July 1, 1867 when they sold it to James D. Roberts.

Mr. Roberts had been in the area since at least 1860.² In 1867, he had a wife and two small children which he supported by operating saloons in Washoe City. By 1871, however, Washoe City began to suffer a series of economic and political setbacks, not the least of which was the transfer of the county seat from Washoe City to Reno, which had been established three years earlier when the Central Pacific Railroad agreed to build a depot on lands owned by Myron Lake. The importance of the railroad to the economy of the region gave Reno the leverage to undercut Washoe City. The ultimate nail in Washoe City's coffin, however, was the loss of its milling

1. Some sources show the name spelled Forman.

2. Roberts' name appears in deed records for timber plots in 1860.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

8. Statement of Significance, continued

industries when the Virginia and Truckee Railroad reached the area and the mills moved to Brunswick Canyon on the Carson River, a more advantageous spot along the rail route. Washoe City saw an exodus of its population to Reno and to Carson City, the state capital. Like Reno, Carson City was growing. With his customers seemingly leaving *en masse*, J. D. Roberts moved to Carson City where he continued in the saloon business and made plans to relocate his family—and their home.

Carson City

The growth of Carson City, especially the north part of town, was spurred by the arrival of the Virginia and Truckee Railroad (V&TRR) and the opening of a branch U.S. Mint in 1870. New housing developments, like Rice and Peters Addition, were attracting considerable attention. The local newspaper reported:

New-comers and others desirous of building residences in the most pleasant portion of town will do well to notice the advertisement of Messrs. Rice and Peters. The north extension of Carson City is certainly the most eligible portion of the town for the erection of family dwellings. The lots are large, the ground is full of springs, and a splendid view of the whole valley is obtained from the location (*The Nevada Tribune*, May 13, 1874).

In November, the newspaper filed an update on progress in the Rice and Peters Addition: “The improvements going off to the north of the railroad are perfectly astonishing. We took a walk in that direction and found from fifteen to twenty new buildings since our last visit . . .” (*The Nevada Tribune*, November 9, 1874).

James D. Roberts acquired Lots 7 and 8 in Block 6 of the Rice and Peters Addition to Carson City in 1874. Initially, he leased the land, finally completing the purchase on September 6, 1875. The location was ideal. It was close to Roberts’ saloon business and to the railroad. Rather than build a new home, the Roberts decided to move their Washoe City house to the new location. This was not an unusual decision, as Nevadans moved houses all over the state, escaping busts and following booms.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

8. Statement of Significance, continued

There has been a long-held belief that the Roberts' house was transported to Carson City via the Virginia and Truckee Railroad. This was not feasible, however, largely due to the tunnel at Lakeview and several narrow cuts between Washoe City and Carson City. Transporting a house by rail would have required a special car, and none of the V&TRR records for the period indicate such a load. Moving houses by horse-drawn wagon was commonplace and there were several wagon roads connecting Washoe City and Carson City. This mode of transportation seems the most likely, although the following newspaper article suggests the house was at least partially dismantled for the move:

Nearly the last, and certainly the most respectable relic of poor Washoe City, has arrived in town in the shape of Jim Roberts' dwelling-house. It was a very pretty residence and well-situated, but will be better here than there. Mr. Roberts is re-erecting his building on one of Rice & Peters lots, north of the railroad, which we presume he has purchased of those gentlemen. The situation commands a fine view, and the house, when completed, will be a great improvement to that part of town (*The Nevada Tribune*, November 6, 1874).

This article demonstrates that the house was moved on or about November 6, 1874, and not in 1873 as previously stated. No doubt, progress on the house was slowed by winter weather, but by April 1875, the Roberts' home was ready for habitation, as the newspaper reported:

J.D. Roberts, who has just completed a very handsome dwelling house in the northern portion of the town, has taken up and brought from Washoe City a lot of large locust trees. They are as big as those so ruthlessly killed in the Capitol square, but the whole roots having been left on them there is not the slightest doubt but that they will live long and prosper (*The Nevada Tribune*, April 19, 1875).

Summary

The earlier nomination of the James D. Roberts House to the National Register of Historic Places failed to identify the original owner of the property, and builder of the dwelling, Solomon W. Foreman. The correct name of the builder and the construction date for the house is 1863-1864, not 1859, as originally reported. Not only does this amendment serve to correct the construction

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8, 9 Page 5

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

8. Significance, continued

date, but the property's significance is expanded to include the contributions the Foreman-Roberts House made to the community planning and development of the growing community of Carson City in the 1870s.

9. Bibliography

Angel, Myron

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

Carlson, Helen

1974 *Nevada Place Names: A Geographical Dictionary*. University of Nevada Press, Reno.

Guinn, James Miller

1902 *History of the State of California and Biographical Record of Santa Cruz, San Benito, Monterey and San Luis Obispo Counties; an Historical Story of the State's Marvelous Growth from its Earliest Settlement to Present Time*. Chapman Publishing Company, Chicago.

Nevada Tribune

1874 North Carson. *The Nevada Tribune*, May 7, 1874, 3:3.

Annual Instinct. *The Nevada Tribune*, May 12, 1874, 3:1, 2.

A Trip to Washoe City. *The Nevada Tribune*, May 25, 1874, 3:1.

Article on the sale or lease of building lots. *The Nevada Tribune*, May 27, 1874, 3:3.

The Corbett Park. *The Nevada Tribune*, July 14, 1874, 3:3.

Washoe Coming Hither. *The Nevada Tribune*, November 6, 1874.

Article on the development of Corbett Park. *The Nevada Tribune*, November 9, 1874, 3:1, 2.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 6

The Foreman-Roberts House, 1217 N. Carson Street, Carson City, NV

Amendment

9. Bibliography, continued

Removing Trees. *The Nevada Tribune*, April 10, 1875, 3:2.

Ormsby County Assessment Records

var. Assessment records for fiscal years 1874-1880. Microfilm on file at Nevada State Library and Archives, Carson City.

Ormsby County Deed Books

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

Ratay, Myra Sauer

1984 *Pioneers of the Ponderosa: How Washoe Valley Rescued the Comstock*. Western Print and Publishing Company, Sparks.

Secretary of State of Nevada

1996 *Political History of Nevada, 1996*. State Printing Office, Carson City.

United States Census

var. United States Census records, 1860, 1870, 1880, 1900. Available at <http://dmla.clan.lib.nv.us/docs/shpo/NVCENSUS>.

Virginia and Truckee Railroad

1874 Statement of Freight and Passenger Business for November 1874. Virginia and Truckee Railroad records. On file Nevada State Railroad Museum, Carson City.

Washoe County Assessment Records

var. Washoe County Assessment Records 1863-1874. Microfilm on file at Nevada State Library and Archives, Carson City.

Washoe County Deed Books

var. 1863-1873. Microfilm on file at Nevada State Library and Archives, Carson City.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

Foreman-Roberts House

YR Built _____
NR Eligible? Y / N
District? Y / N

1B. Current/Common Name

James D. Roberts House

2. PROPERTY ADDRESS

Street Address	1207 N. Carson St.
City, Zip Code	Carson City, NV 89701
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Solomon W. Foreman
------	--------------------

3B. Current Owner

Name	Carson City Historical Society
Mailing Address	PO Box 1864, Carson City, NV 89702
Assessor's Parcel Number (APN)	002-151-01

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

5B. Historic Use

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

6. CURRENT ACCESS

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

7. ACREAGE

0.26		Estimated
------	--	-----------

8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 261100E 4339300N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
--

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

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-10 Other (simulated stone concrete)

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
---	---	-----	--	----

9I. Integrity

	Original site		
	Altered (describe on continuation sheet)	Date altered	
X	Moved	Date moved	November 1874
	Moved from	Washoe City	

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Unknown

10B. Builder/Contractor

Unknown

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

Gothic Revival

10D. Construction Date(s)

1863-64	X	Circa
---------	---	-------

10E. Date(s) of Significance

1863-64, 1874

10F. Historic Resource Theme (See Appendix C)

Land Usage: **Townsite Development and City Planning**

10G. National Register Eligibility (See Appendix D)

X	Listed	Date Listed	January 3, 1978		
	Eligible under:				
	Criterion A	Criterion B	Criterion C	Criterion D	
	Other (specify)				
	Not Eligible				
	Unevaluated				

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

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

NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Foreman-Roberts House
Section No. 9G, 11 Page No. 5

City, County: Carson City

The story-and-a-half frame house is one of the city's leading examples of Gothic Revival domestic architecture. The house is distinguished by its multiple lancet windows, most with lancet muntins to evoke tracery, and its ornate vergeboards with cusped and quatrefoil ornament. All or a portion of the vergeboard in the projecting south gable appears to have been replicated in wood or perhaps fiberglass. The south and west entries have transoms with colored panes; the south entry also has a double-leaf door with lancet panels and is flanked by lancet sidelights. Above it, supported by scroll brackets, is a balcony with an ornate sawn railing with a center fyfot roundel (the balcony is in poor condition). The porch on the west end has clustered posts with sawn brackets, a modern balustrade, and a roof balcony with turned balusters (possibly modern). The 2/2 windows have label moldings. The hip-roofed one-story wing on the east end of the house was added in the late twentieth century (after 1988). The park in which the house stands has mature trees, concrete walkways, old-fashioned-style lamp posts, a surrounding picket fence with arbor gates, and benches and picnic tables. Many of the landscape features including the arbor gates and lamp posts were added as the result of a permit granted in 1993.

The house originally stood in Washoe City. It was built for Margaret and Solomen W. Foreman in 1863-64, according to tax records. Foreman was a surveyor with a contract to survey portions of Nevada, but no sooner had he built the house that he took a surveying job in California where his wife and family soon joined him. The house was sold in 1865 and again in 1867, the second time to saloon-owner James Doane Roberts. Within a few years of Roberts' purchase Washoe City went into decline and Roberts decided to open a saloon in Carson City. Rather than buy or build a new house, Roberts decided to move the house that he and his wife, Annie, lived in. According to the November 6, 1874, issue of the *Nevada Tribune*, "Nearly the last, and certainly the most respectable relic of poor Washoe City, has arrived in town in the shape of Jim Roberts' dwelling house. It was a very pretty residence and well-situated, but will be better here than there." Roberts probably used log rollers and oxen to move the house, which he reerected on a lot in the Rice and Peters Addition, then a newly developed subdivision at the north end of Carson City. Roberts also moved a number of locusts that had been located on the Washoe City lot. After Roberts' death in 1915 the house passed to his son Thurman G. Roberts, who lived there with his wife, Hattie Hale Roberts. The City of Carson City acquired the property in 1969 and has developed a park around it. The house itself is used as house museum and hosts meetings of the Carson City Historical Society. In the early 2000s there were plans to erect a two-story building in the form of a carriage house for meeting space, records storage, and a gift shop.

Sources

Harmon, Mella Rothwell, and Guy L. Rocha. "Foreman-Roberts House." National Register of Historic Places Registration Form, ca. 2005.

Nicoletta, Julie. *Buildings of Nevada*. New York: Oxford University Press, 2000.

Carson City Historical Society website (<http://cchistorical.org>).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



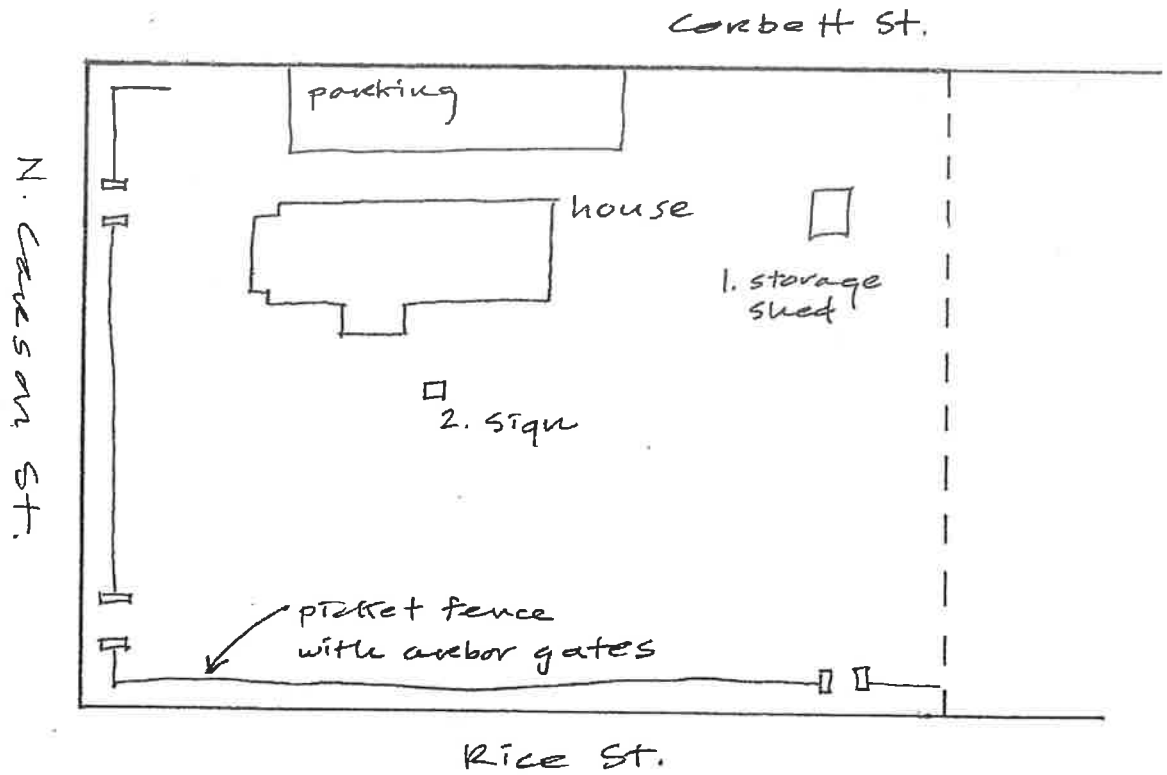
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Foreman-Roberts House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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N

**NEVADA STATE HISTORIC PRESERVATION OFFICE
 HISTORIC RESOURCE INVENTORY FORM
 ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

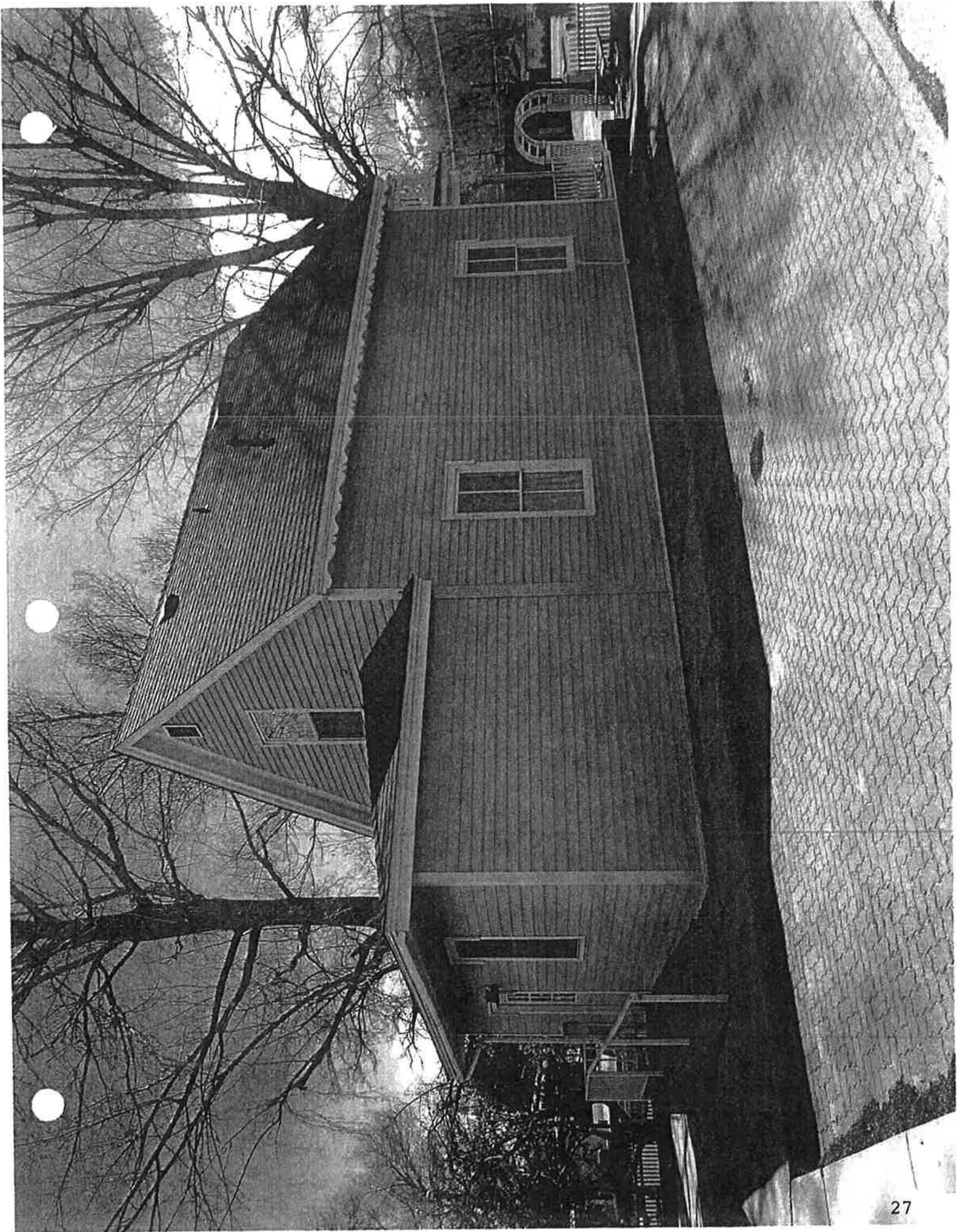
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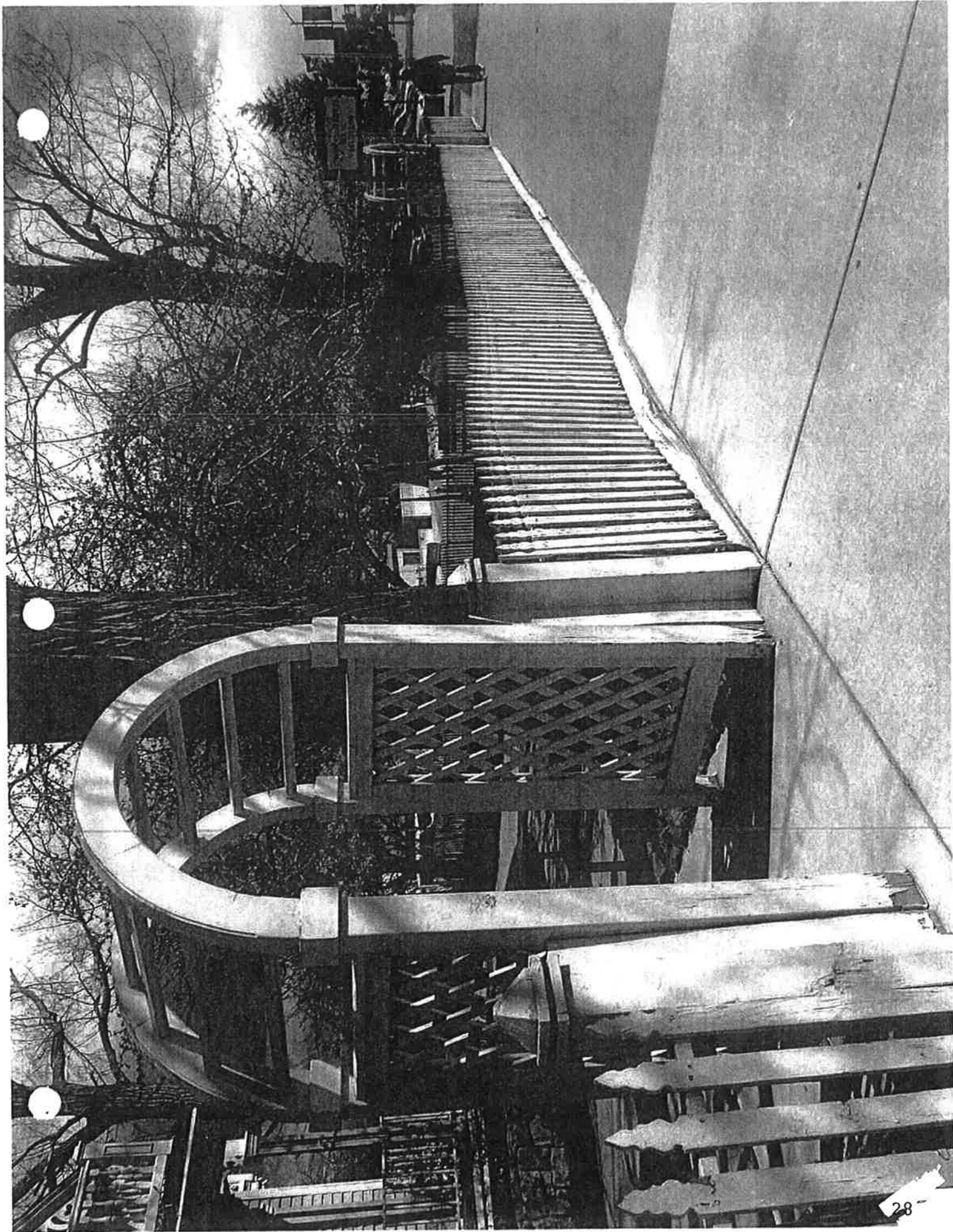
Section No. 13

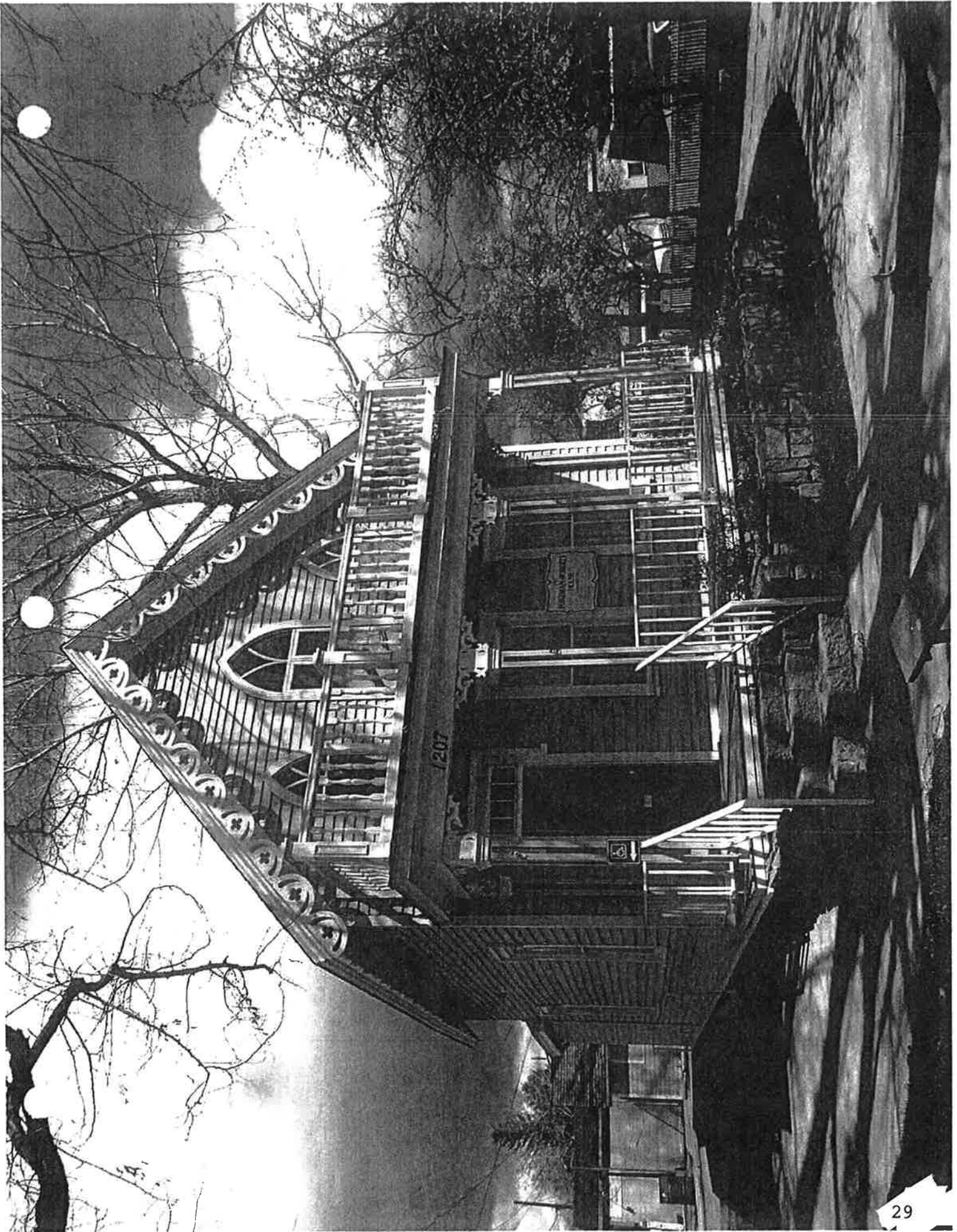
If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 2		Contributing		Noncontributing
Number of associated features:		Contributing		Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Object
Historic Use	N/A	Historic Use	N/A
Current Use	Storage shed	Current Use	Sign
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood (weatherboard)	Materials	Bronze, simulation stone
Construction date	1993	Construction date	1970s
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

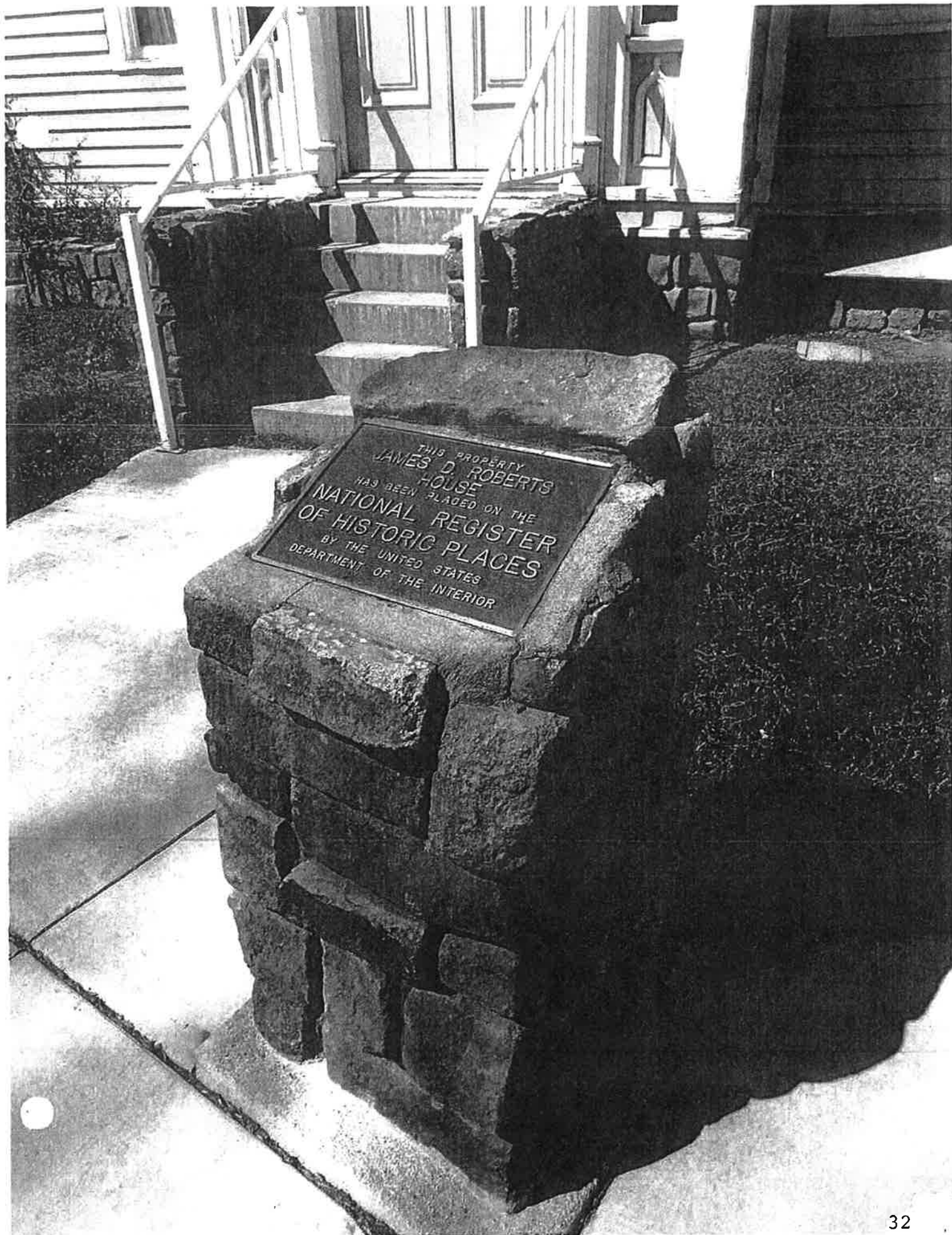


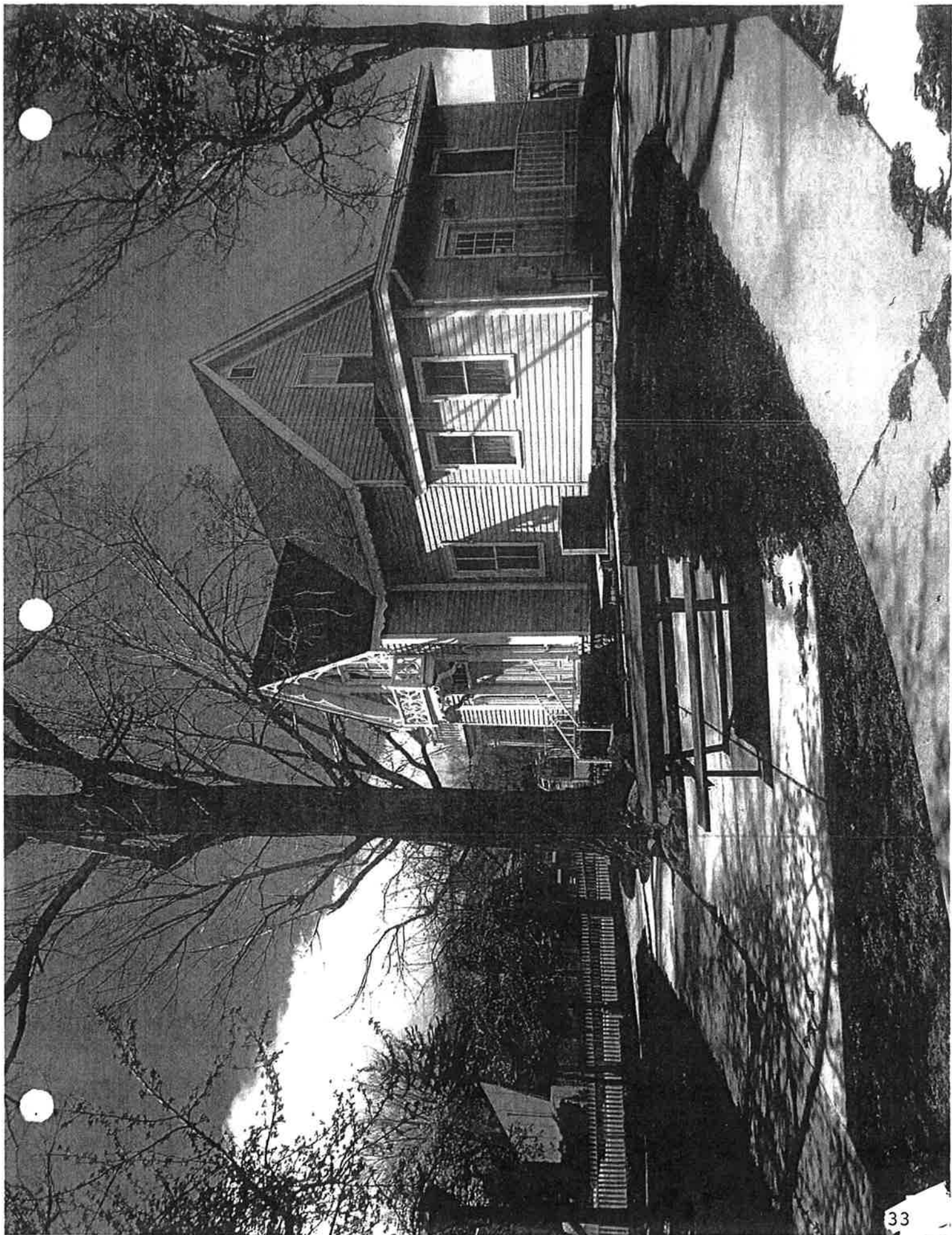


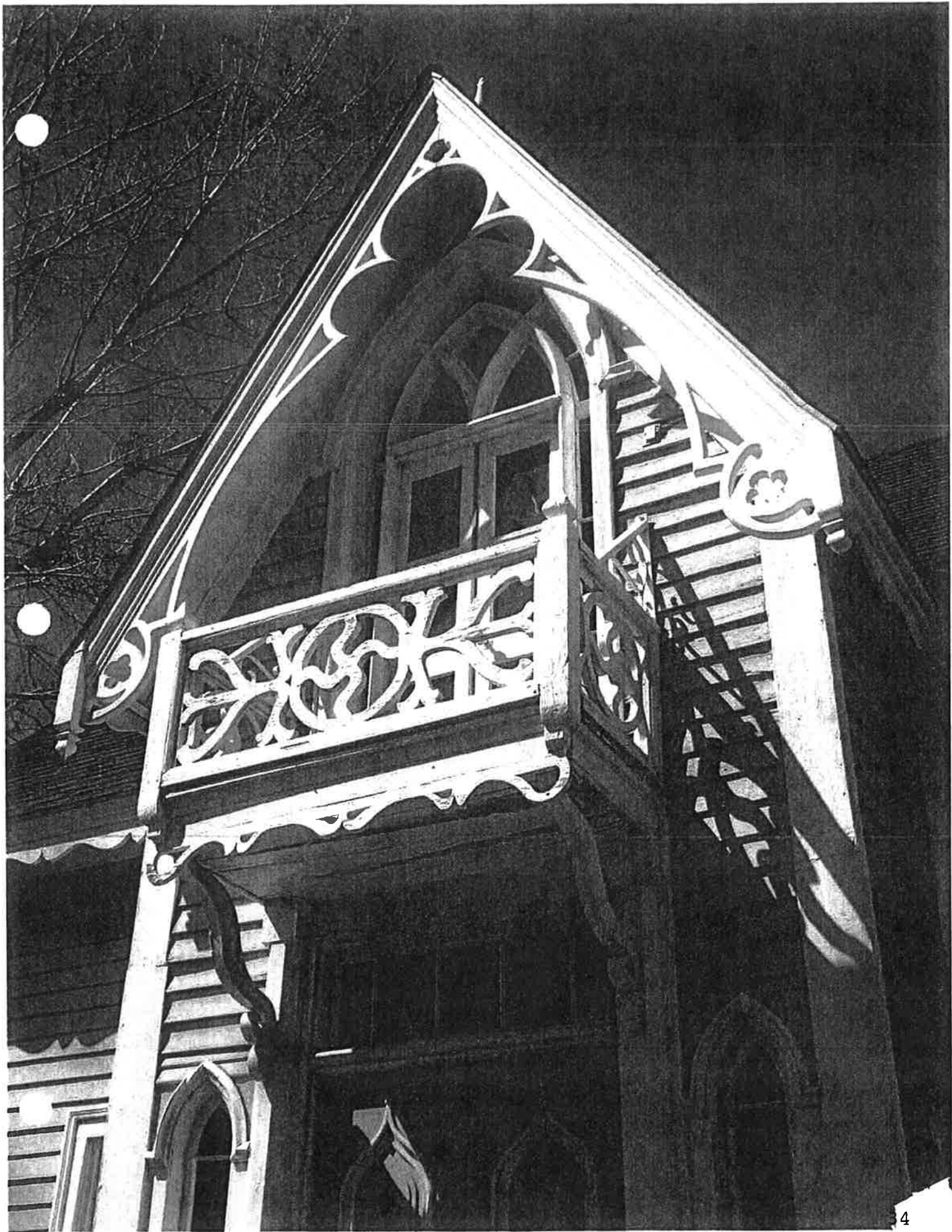


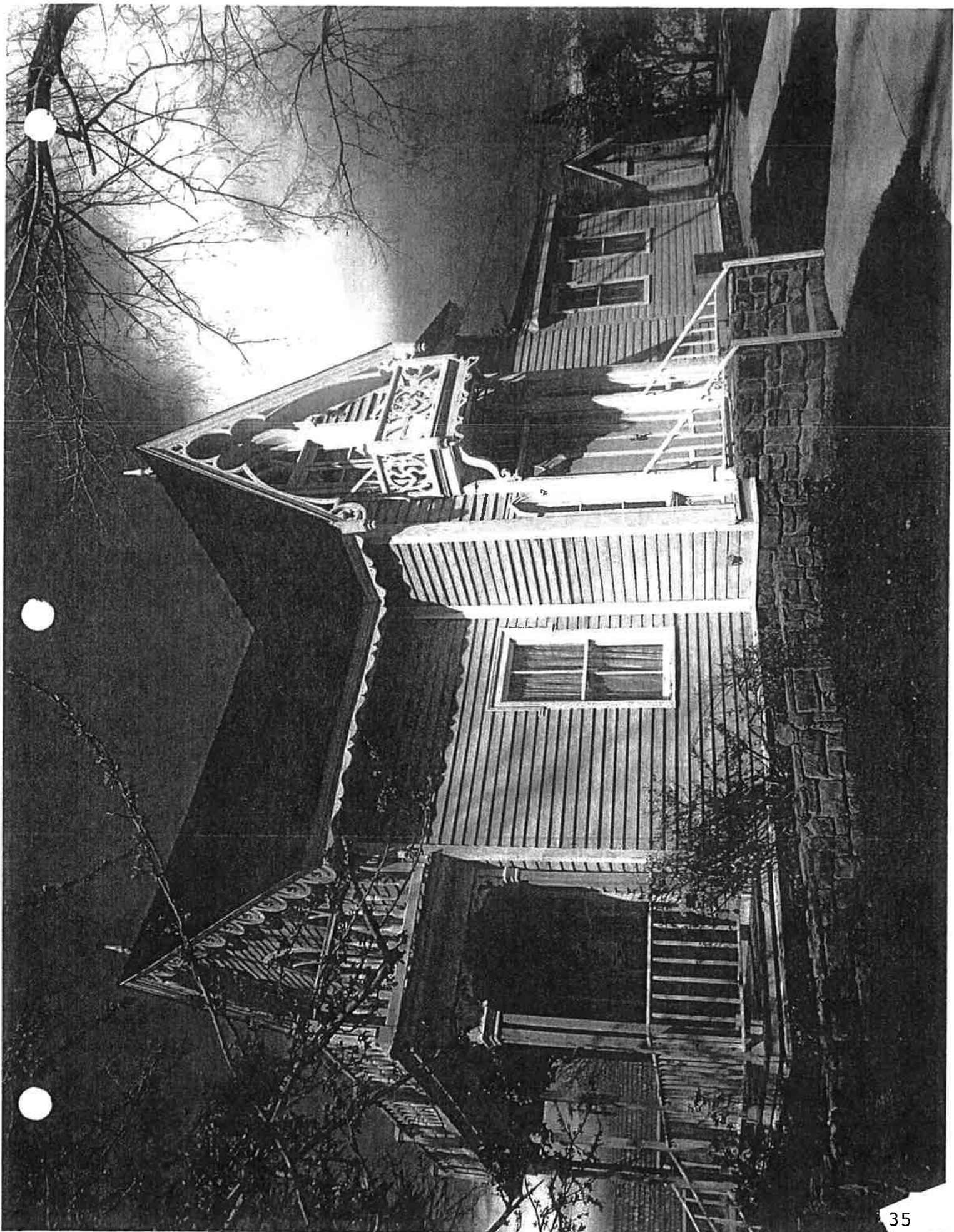












CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 1205 North Carson APN 2-151-1
- 2. Common Name: Roberts' House
- 3. Historic Name: J.D. Roberts House
- 4. Present Owner: Carson City
- 5. Address (if not occupant): _____
- 6. Present Use: park building Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The wood frame Gothic Revival structure is one and a half stories in height. The roof is gabled, intersected by the gable of the southern entry bay, and the foundation is stone. The exterior is clapboard, and a porch with balcony extends the width of the western facade. Double columns with foliated brackets support the porch and a balustrade with slender turned posts. Bargeboard of a cut and pierced half circle design decorates the gable. The southern entrance bay contains a double door with transom and pointed Gothic arched paneling. The second floor balcony is ornamented by a balustrade with an unusual cut design, and bargeboard of Gothic pattern ornaments the steeply pitched gable. Windows in the projecting south bay utilize a variety of pointed arches and pane patterns. One window with a pointed arch is centered in the western facade. The remaining windows of the building are double hung with two lights over two. Patterned trim decorates the eaves. Framing stones for south entry steps are carved with a Gothic design.

Concrete steps and walk at the west have been added and the door is later. The original kitchen and bath in a lean-to at the rear have been removed and a small dormer facing south is a later addition.

RELATIONSHIP TO SURROUNDINGS:

The structure is a relatively isolated residential building on a highly commercial street. The building does relate somewhat to nearby residential structures on Rice Street in terms of scale, material and 19th century era.



Street Furniture: picket fence with curvey designed picket tops

Landscaping: well landscaped park of new and mature plant material

Architectural Evaluation: PS _____ NR X
 District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

50

THREATS TO SITE:

None Known X Private Development _____

Zoning GC/RC Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/residential

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet from Carson
50 feet from Rice

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

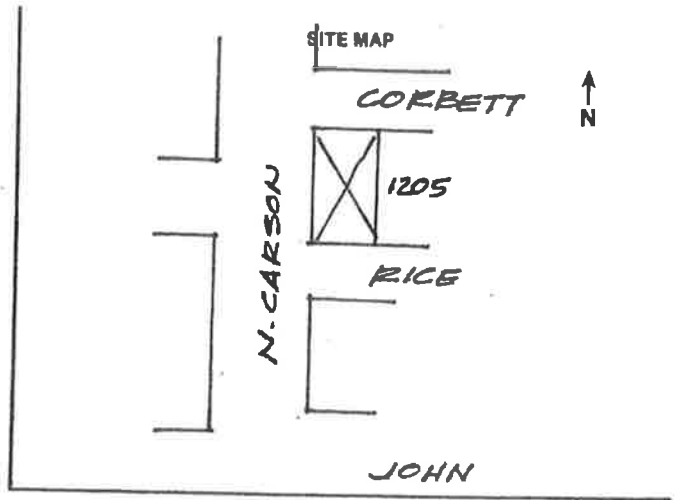
Date of Construction 1859 Estimated _____ Factual X Source: C.C. Historic Cook

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

SIGNIFICANCE:

The structure is the finest residential example of the Gothic Revival style in Carson City. It is an outstanding structure in terms of design quality and execution. The small urban park for which it is a focal point is visually a most appropriate setting, enhanced by a picket fence and mature trees. Its placement on Carson Street detracts from its residential quality and scale however, and traffic volume limits its appreciation by the public.

The structure was built in Washoe City in 1859 and moved to its present location in 1873. The last resident was Thurman Roberts, a miner and Carson-Colorado Railroad worker. Hattie Hale, his wife, was a direct descendant of Revolutionary War hero, Nathan Hale.



SOURCES:

- Carson City Historic Tour
- Carson City Historic Cookbook
- Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

- 1. Address: 1205 North Carson
- 2. Common Name: Roberts House
- 3. Historic Name: J.D. Roberts House
- 4. Present Owner: Carson City
- 5. Address (if not occupant): _____
- 6. Present Use: park building Original Use: residence

08 2-151-01
 CARSON CITY
 2621 NORTHGATE LANE #2
 CARSON CITY NV 89706

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The wood frame Gothic Revival structure is one and a half stories in height. The roof is gabled, intersected by the gable of the southern entry bay, and the foundation is stone. The exterior is clapboard, and a porch with balcony extends the width of the western facade. Double columns with foliated brackets support the porch and a balustrade with slender turned posts. Bargeboard of a cut and pierced half circle design decorates the gable. The southern entrance bay contains a double door with transom and pointed Gothic arched paneling. The second floor balcony is ornamented by a balustrade with an unusual cut design, and bargeboard of Gothic pattern ornaments the steeply pitched gable. Windows in the projecting south bay utilize a variety of pointed arches and pane patterns. One window with a pointed arch is centered in the western facade. The remaining windows of the building are double hung with two lights over two. Patterned trim decorates the eaves. Framing stones for south entry steps are carved with a Gothic design.

Concrete steps and walk at the west have been added and the door is later. The original kitchen and bath in a lean-to at the rear have been removed and a small dormer facing south is a later addition.

RELATIONSHIP TO SURROUNDINGS:

The structure is a relatively isolated residential building on a highly commercial street. The building does relate somewhat to nearby residential structures on Rice Street in terms of scale, material and 19th century era.



Street Furniture: picket fence with curvey designed picket tops

Landscaping: well landscaped park of new and mature plant material

Architectural Evaluation: PS _____ NR X
 District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

44

THREATS TO SITE:

None Known Private Development _____
Zoning GC/RC Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:
commercial/residential

PHYSICAL CONDITION:
Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 30 feet from Carson
50 feet from Rice

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1859 Estimated _____ Factual Source: C.C. Historic Cook

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

SIGNIFICANCE:

The structure is the finest residential example of the Gothic Revival style in Carson City. It is an outstanding structure in terms of design quality and execution. The small urban park for which it is a focal point is visually a most appropriate setting, enhanced by a picket fence and mature trees. Its placement on Carson Street detracts from its residential quality and scale however, and traffic volume limits its appreciation by the public.

The structure was built in Washoe City in 1859 and moved to its present location in 1873. The last resident was Thurman Roberts, a miner and Carson-Colorado Railroad worker. Hattie Hale, his wife, was a direct descendant of Revolutionary War hero, Nathan Hale.

SOURCES:

Carson City Historic Tour
Carson City Historic Cookbook
Noreen Humphreys

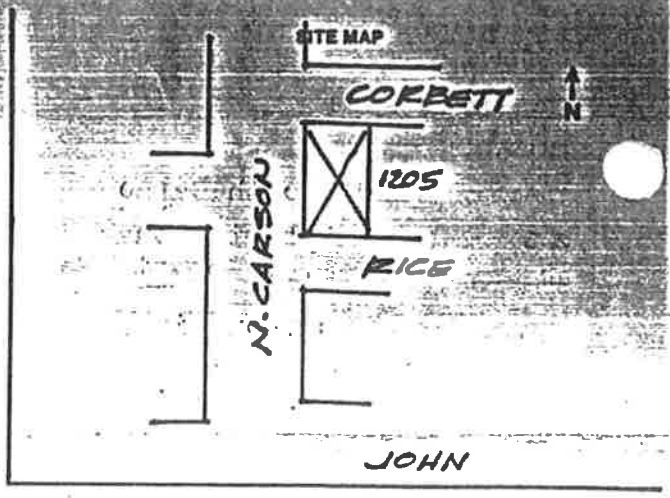
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

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



KIT CARSON TRAIL INVENTORY

NAME: ROBERTS HOUSE.
ADDRESS: 1207 NORTH CARSON STREET.
LOCATION: .
CONSTRUCTION DATE: 1859.
ARCHITECT: NONE KNOWN
BUILDER: JAMES D. ROBERTS.

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

This house was built by James D. Roberts in Washoe City in 1859, and then moved to Carson City in 1873 on a V. & T. flat car. Roberts was born in Illinois in 1827. He lived in Kentucky prior to joining the gold rush to California and made his home in various California towns until 1857, when he settled in Nevada. He fought in the Pyramid Lake battle with Captain Storey. In 1864 he leased the Lake House in Washoe City. James Roberts died on January 6, 1915.

The last residents were Thurman and Hattie Hale Roberts and they bequeathed the home to Carson City. Thurman G. Roberts, son of the builder, was a miner and an employee of the Carson and Colorado Railroad. Hattie was a direct descendant of Nathan G. Hale, executed by the British in 1776. Hale's official commission was signed by George Washington and was still hanging on the wall when Carson City received the home in 1969.

In 1969 it was suggested that the home be torn down and a park be built on the site. Several groups organized and they were able to save it from being torn down¹.

The Roberts house is a rare example of the Gothic Revival style of architecture and is the oldest extant house in Carson City. It is operated by the Nevada Landmarks Society and is open for tours on the weekend.

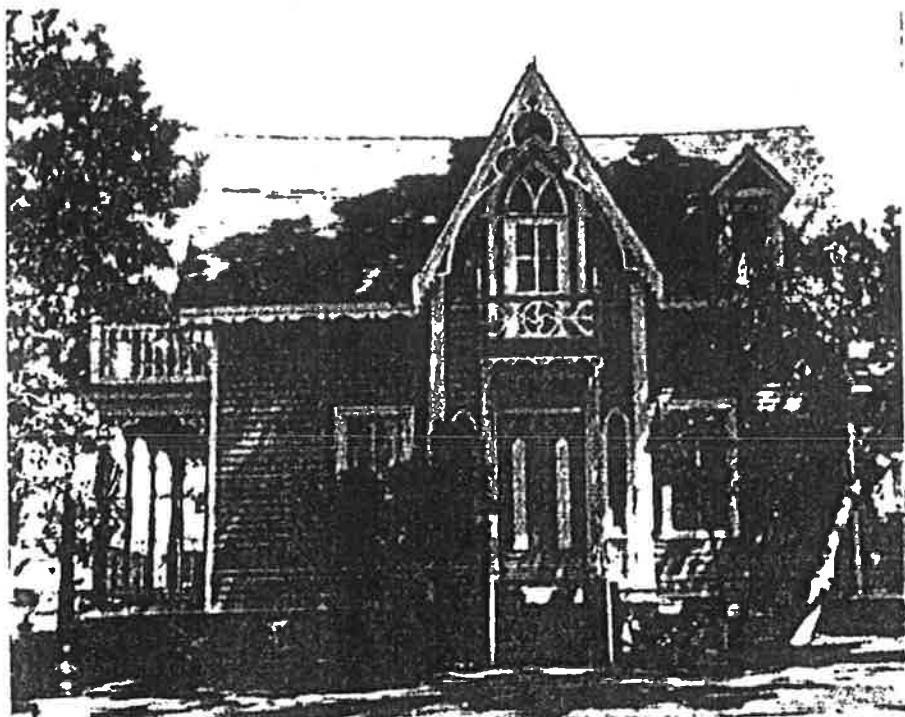
¹. The Nevada Landmarks Society came into being at that time. It helped get support for the project and assisted in raising funds for the restoration of the building.

SOURCES OF INFORMATION:

Carson City Resources Inventory, 1988.

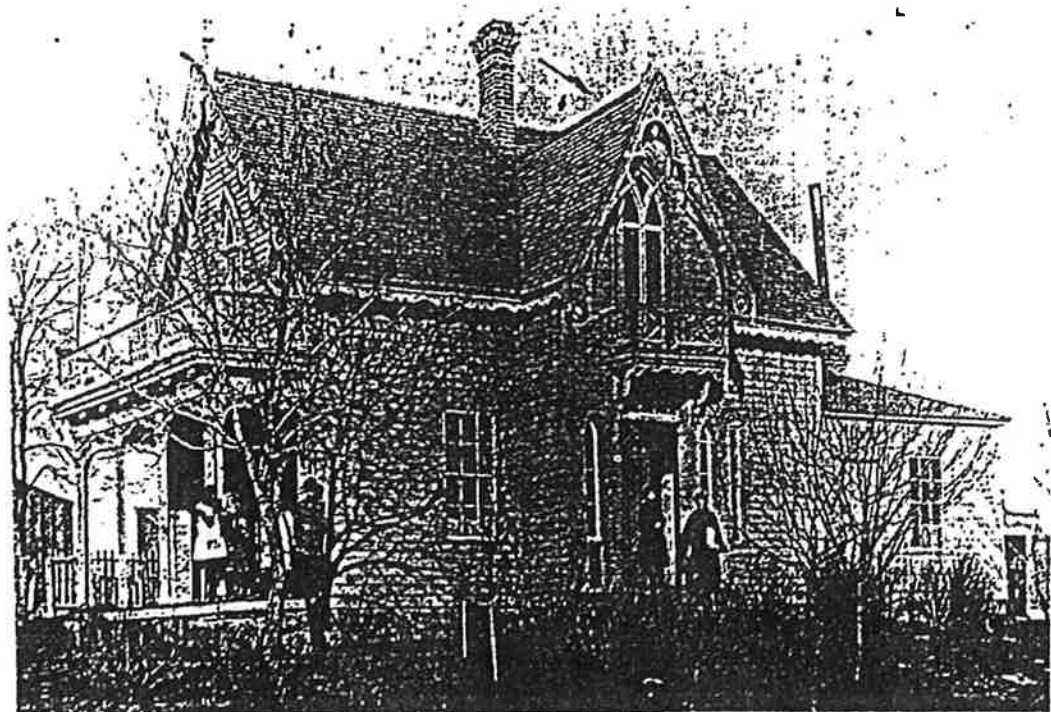
National Register Nomination Form - Roberts Home.

ILLUSTRATIONS - ROBERTS HOUSE



Looking north.

1993.



52.3