

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
MAY 13, 2021**

**FILE NO: HRC-2021-0102**

**AGENDA ITEM: E-2**

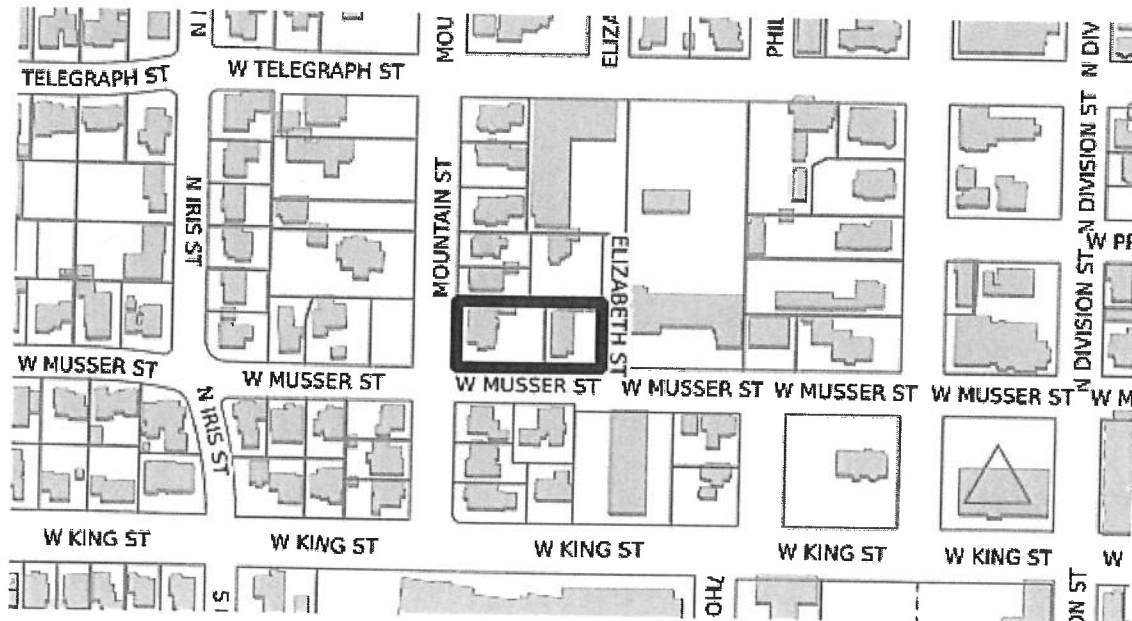
**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding the relocation of a shed from property zoned Single Family 6000 (SF6) and located at 702 West Musser Street, APN 003-192-17 to a neighboring property zoned Single Family 6000 (SF6) and located at 216 Elizabeth Street, APN 003-192-15. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** This project involves relocating a ten foot by sixteen foot shed from one property to a neighboring property. Per the National Register Nomination for the Westside Historic District, the shed was constructed circa 1920 and is a contributing building. The Commission will review the request for compliance with the guidelines for the historic district and the Secretary of the Interior Standards.

**RECOMMENDATION:** "I move to approve HRC-2021-0102, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report."

**VICINITY MAP**



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

1. All development shall be substantially in accordance with the site development plan reviewed by the Historic Resource Commission.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further consideration.

**LEGAL REQUIREMENTS:** CCMC 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Medium Density Residential

**ZONING:** Single Family 6,000 (SF6)

**PREVIOUS REVIEWS:**  
none

**DISCUSSION:**

The property at 702 Musser Street is improved with a home, a garage, and two existing shed. Per the National Register nomination for the West Side Historic District, the home, the garage, and an outbuilding are all considered contributing buildings.

The property at 216 Elizabeth Street is improved with a Minimal Traditional house constructed in 1935 (Assessor's records).

A solid fence is located on 216 Elizabeth Street creating a separation from the property at 702 Musser Street. The fence is offset from the property line.

The applicant is proposing to shift the shed approximately 35 feet from its location at 702 Musser Street to 216 Elizabeth Street. The shed will be located on the southside of the solid fence, creating the visual appearance that it is a part of 702 West Musser.

The Carson City Design Guidelines do not speak specifically to moving a building, but the Secretary of the Interior Standards states:

*"The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided."*

As currently configured, the shed is immediately behind the garage, and not very visible from off-site. Staff finds that shifting the building 35 feet will allow for maintenance and functionality of both the garage and the shed. Although the spatial relationship will be

modified, staff finds it will be substantially consistent with the Secretary of the Interior's Standards.

Attachments

Application HRC-2021-0102  
Historic Survey information

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

**FILE #** HRC-2021-0102

**APPLICANT**  
 RONALD BARTKOSKI 775 691-4929  
 PHYLLIS

**MAILING ADDRESS; CITY, STATE, ZIP**  
 702 W. NUSSER ST. CARSON CITY 89703

**EMAIL ADDRESS**  
 bart@bartspars.com

**PROPERTY OWNER** PHONE #  
 SAME

**MAILING ADDRESS, CITY, STATE, ZIP**

**EMAIL ADDRESS**

**APPLICANT AGENT/REPRESENTATIVE** PHONE #

**MAILING ADDRESS, CITY, STATE, ZIP**

**EMAIL ADDRESS**

**FOR OFFICE USE ONLY:**  
 CCMC 18.06

**HISTORIC RESOURCES COMMISSION**

**FEE:** None

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

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

**CD or USB DRIVE with complete application in PDF**

**Application Received and Reviewed By:**

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**Submital Deadline:** Historic Resources Commission application submittal schedule.

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

<b>Project's Assessor Parcel Number(s):</b> 003-192-17 203-192-15	<b>Street Address</b> 702 NUSSER ST. 216 ELIZABETH ST.
<b>Project's Master Plan Designation</b>	<b>Project's Current Zoning</b> SF6
	<b>Nearest Major Cross Street(s)</b> MOUNTAIN + NUSSER

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

- SEE ATTACHMENT 001
- DWG # 1 EXISTING SITE PLAN
  - DWG # 2 - PROPOSED SITE PLAN
  - PIC # 1 GARAGE ROOF
  - PIC # 2 SHED ROOF
  - PIC # 3 NE CORNER
  - PIC # 4 NW SHED
  - PIC # 5 SE GARAGE
  - PIC # 6 SW SHED

Reason for project:

BOTH BUILDING ARE IN NEED OF NEW FOUNDATIONS AND ROOFS. THE GARAGE BUILDING WAS PLACED 13 INCHES AWAY FROM THE SHED SO THERE HAS BEEN NO MAINTENANCE DONE ON EITHER BUILDING. BOTH BUILDING ARE BUILT ON THE DIRT AND THE WALL PLATES ARE ROTTEN AND SINKING.

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

THIS IS A REQUEST TO RELOCATE AN EXISTING 10'x16' SHED FROM ONE PROPERTY TO ANOTHER WITHIN THE HISTORICAL DISTRICT.

### SUPPORTING DOCUMENTATION

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

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

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

Phyllis Tedt Bartkoski  
Owner's Signature

Owner's Signature

Ronald Bartkoski  
Applicant's/Agent's Signature

Applicant's/Agent's Signature

PHYLLIS TEDT BARTKOSKI  
Owner's Printed Name  
AKA MEEHAN

Owner's Printed Name

RONALD BARTKOSKI  
Applicant's/Agent's Printed Name

Applicant's/Agent's Printed Name

**Attachment 001**

**Applicants are owners of adjacent parcels #003-192-17 (702 W. Musser St.) and #003-192-15 (216 Elizabeth St.)**

Currently there are two outbuildings on our Musser St (#003-192-17) property that are recorded in the Cultural Resources registry.

**Applicants request approval for the following 2 items**

**1. Building #1 Existing Garage:**

This building in its current condition has no concrete support and is out of square.

The walls are resting on dirt.

We will add concrete footings under the walls.

We will prepare and repaint existing siding to match the house.

We will re-roof with black asphalt shingles to match the house. The roof is currently leaking.

**2. Building #2 Existing 10' x 16' Shed:**

This building currently has no foundation at all. It is sitting directly on dirt.

It is also sinking.

The roof is in bad shape and leaking.

We want to move this building to a spot on our adjacent property (216 Elizabeth) for our own use.

This move is approximately a 35' distance from its current location. Location is identified on proposed drawing #2. The new location is completely on the Elizabeth property with required setbacks.

The building will be placed on a new wall plate fastened to a concrete slab.

We will re-roof with asphalt shingles to match the garage and house.

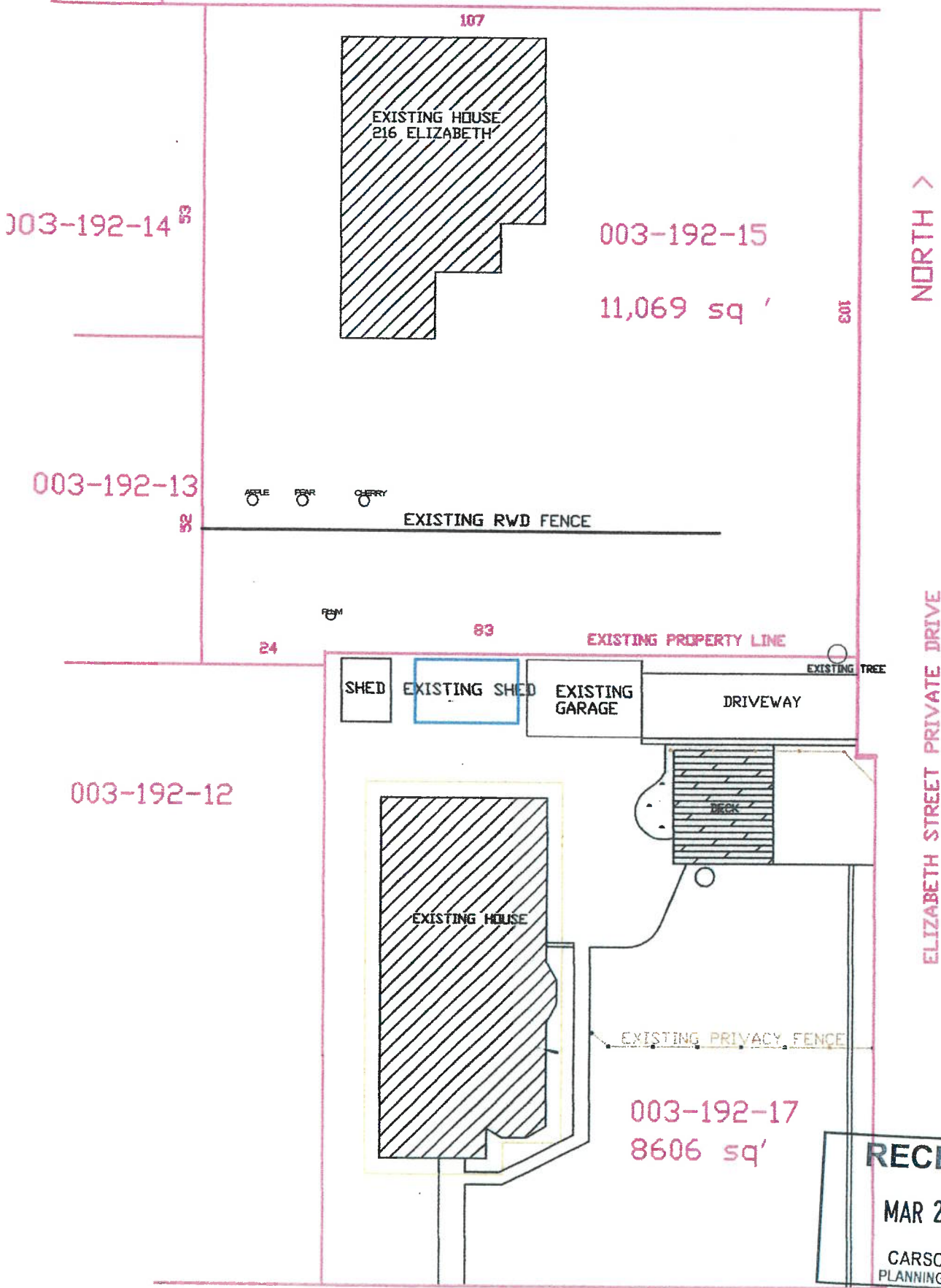
We will prepare and paint the existing siding to match the garage and house.

**RECEIVED**

**MAR 29 2021**

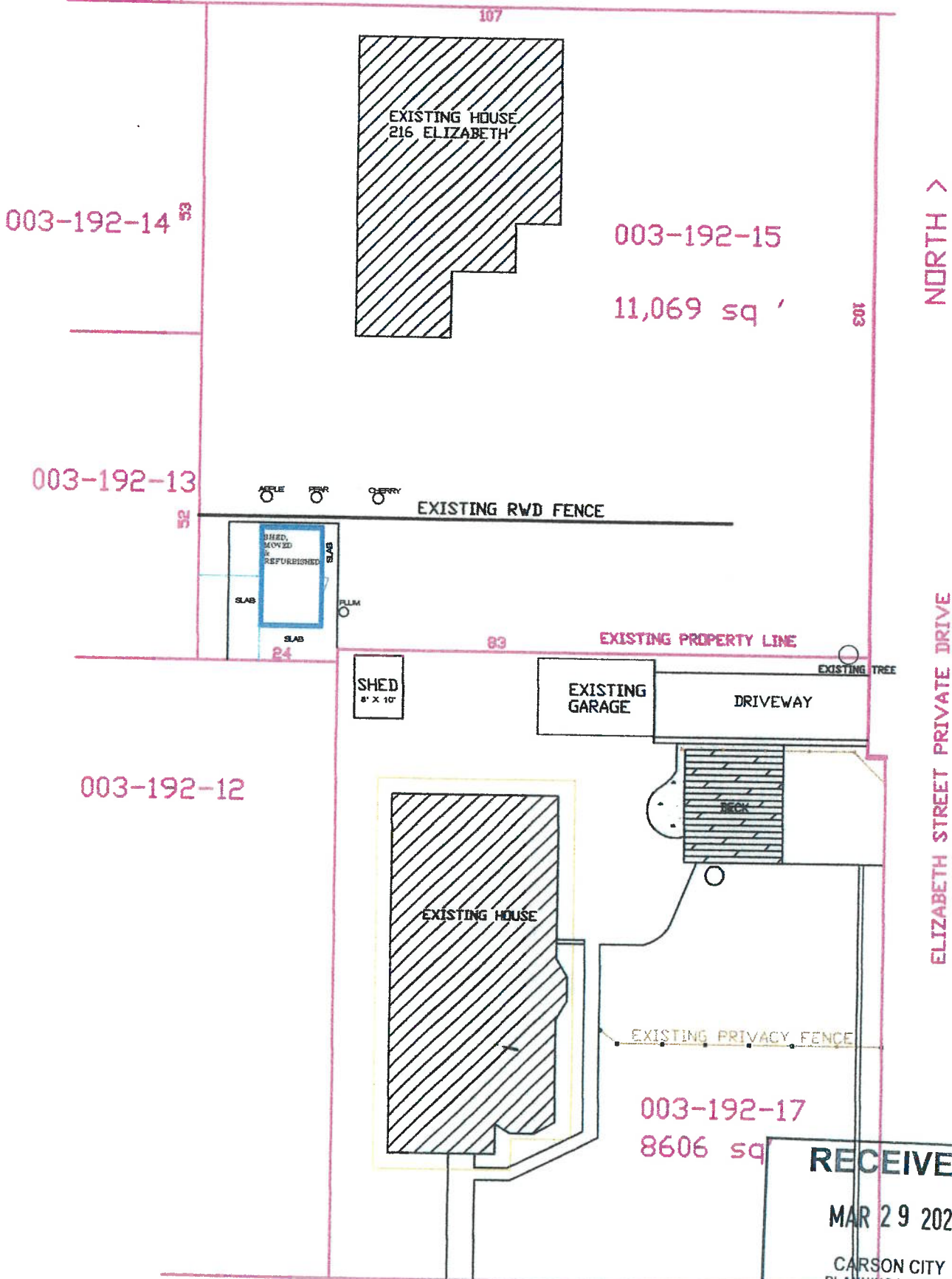
**CARSON CITY  
PLANNING DIVISION**

EXISTING DWG #1



**RECEIVED**  
 MAR 29 2021  
 CARSON CITY  
 PLANNING DIVISION

PROPOSED DWG #2



003-192-14

003-192-15

11,069 sq'

003-192-13

003-192-12

003-192-17  
8606 sq'

NORTH >

ELIZABETH STREET PRIVATE DRIVE  
GLEASON SCHOOL BUILDING

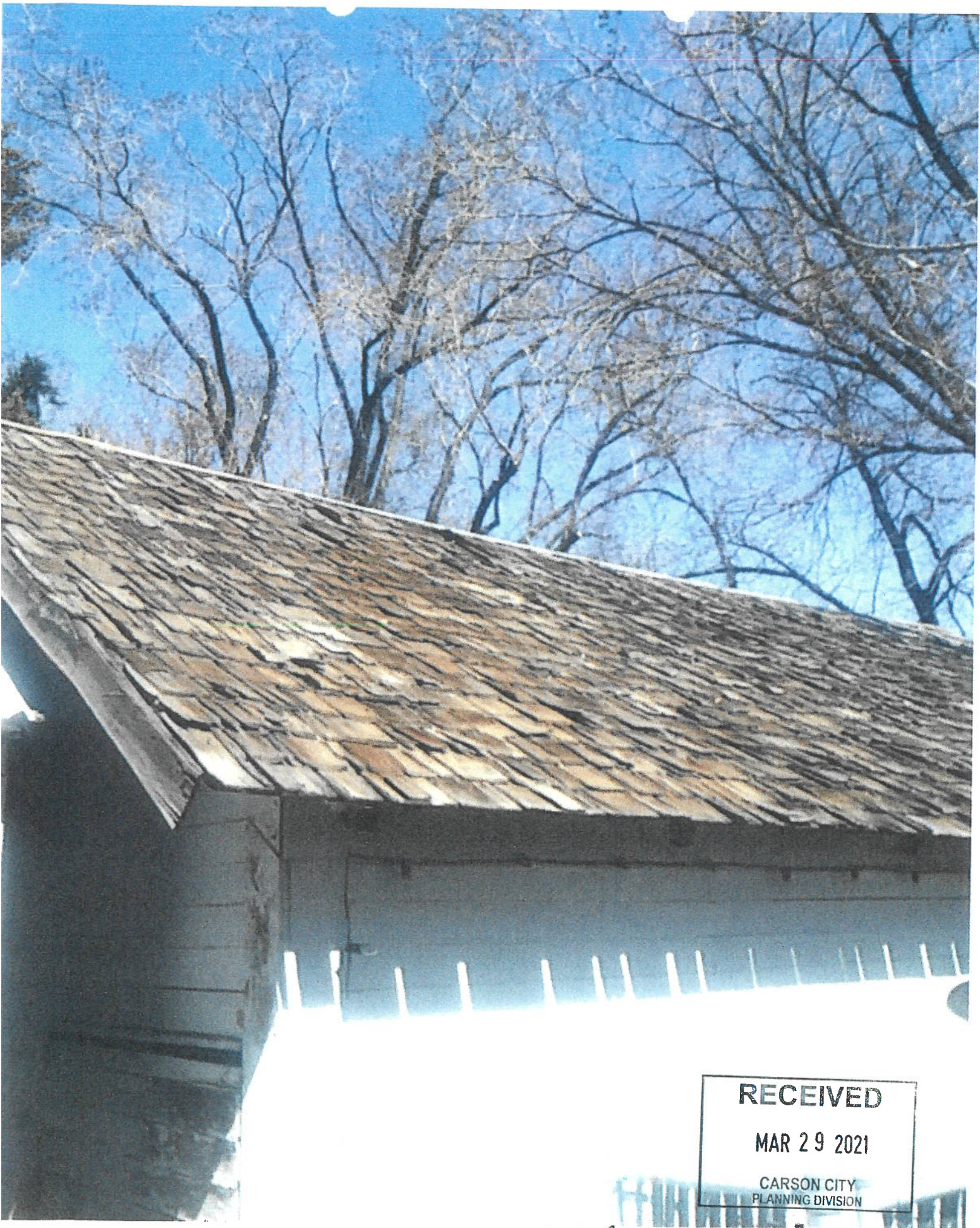
MUSSER STREET

**RECEIVED**  
 MAR 29 2021  
 CARSON CITY  
 PLANNING DIVISION

*Handwritten signature/initials*



PIC # 1 GARAGE ROOF SOUTHSIDE



**RECEIVED**  
MAR 29 2021  
CARSON CITY  
PLANNING DIVISION

#2 SHED ROOF NORTHSIDE



# 3 GARAGE NORTHEAST



# 4 O'HED NORTH WEST



#5 GARAGE SOUTH EAST



PICTURE # 6 SHED SOUTH WEST



page 11 of 11

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

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

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

a. Ca. 1900. Outbuilding. Contributing building.

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

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

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

a. Ca. 1920. Garage. Contributing building.

b. Ca. 1920. Outbuilding. Contributing building.

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

a. Ca. 1935. Garage. Contributing building.

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

a. Ca. 1940. Garage. Contributing building.

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

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

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

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

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

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

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

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

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

a. Ca. 1950. Garage. Noncontributing building.

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

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

a. Ca. 2000. Outbuilding. Noncontributing building.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 702 West Musser APN 3-192-17
- 2. Common Name: \_\_\_\_\_
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: Jerry Nielsen (Kenneth Elam & S. Fitzgerald)
- 5. Address (if not occupant): 3004 Green Drive; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This one story residence is vernacular in form with Queen Ann stylistic influences. The wood frame structure has a stone foundation and is surfaced with compositional siding. The hipped roof has a projecting front gable and one chimney. The essentially rectangular building has a slanted bay in the eastern portion of the facade. All windows are double hung with one light over one. The brackets that decorate the soffited porch canopy and turned columns are the predominant decoration.

Alterations include resurfacing and a newer front door.

Related features include a free standing garage at the rear of the lot and a low cyclone fence.

RELATIONSHIP TO SURROUNDINGS:

This residence is compatible in scale and massing to all of its neighbors except the nearby school. While the material is inappropriate there are others similar in the area. The style and design is unusual for the city.



Street Furniture: low cyclone fence

Landscaping: lawn, mature trees,

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

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

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980



212

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning SE6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

school/residential/apartments

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

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

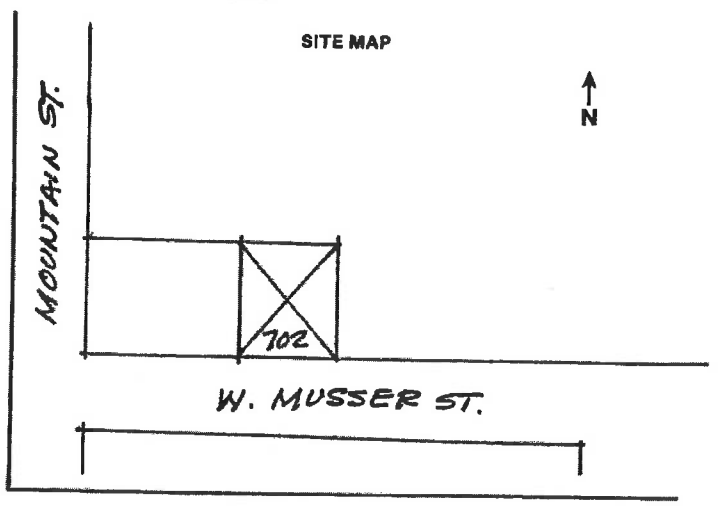
Builder (if known) \_\_\_\_\_

Date of Construction 1905 Estimated  Factual \_\_\_\_\_ Source: \_\_\_\_\_

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

SIGNIFICANCE:

This residence is a rather carefully composed example of vernacular Queen Ann styling. Carson City has relatively few representatives of the Queen Ann style and this vernacular version incorporates some of the standard stylistic influences of the style; it is assymetrical and varied in form and utilizes elements of Classical Revival and Colonial Revival influences in its design. The porch and column configuration may have influenced the prior to 1907 remodeling of the structure next door to somewhat resemble it. The two form a visually attractive pair. The residence is a subtle contributor to the streetscape and to District #2.



SOURCES:

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: 702 West Musser 09 3-192-17
- 2. Common Name: \_\_\_\_\_ PERCIVALLE, ANNE M  
702 W MUSSER ST
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: \_\_\_\_\_ CARSON CITY NV 89703
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This one story residence is vernacular in form with Queen Ann stylistic influences. The wood frame structure has a stone foundation and is surfaced with compositional siding. The hipped roof has a projecting front gable and one chimney. The essentially rectangular building has a slanted bay in the eastern portion of the facade. All windows are double hung with one light over one. The brackets that decorate the soffited porch canopy and turned columns are the predominant decoration.

Alterations include resurfacing and a newer front door.

Related features include a free standing garage at the rear of the lot and a low cyclone fence.

RELATIONSHIP TO SURROUNDINGS:

This residence is compatible in scale and massing to all of its neighbors except the nearby school. While the material is inappropriate there are others similar in the area. The style and design is unusual for the city.



Street Furniture: low cyclone fence

Landscaping: lawn, mature trees,

Architectural Evaluation: PS X NR \_\_\_\_\_  
District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse  
Sacramento, CA 95816

(916) 446-2447 Date March 1980

190

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning SE6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

school/residential/apartments

PHYSICAL CONDITION:

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

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

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

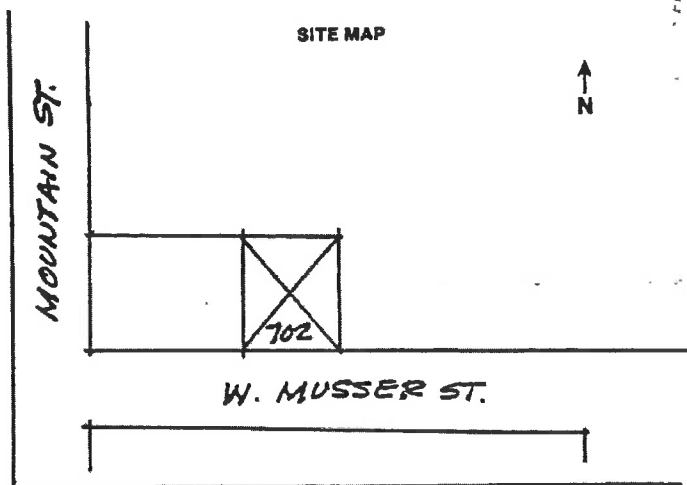
Builder (if known) \_\_\_\_\_

Date of Construction 1905 Estimated  Factual \_\_\_\_\_ Source: \_\_\_\_\_

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

SIGNIFICANCE:

This residence is a rather carefully composed example of vernacular Queen Ann styling. Carson City has relatively few representatives of the Queen Ann style and this vernacular version incorporates some of the standard stylistic influences of the style; it is assymetrical and varied in form and utilizes elements of Classical Revival and Colonial Revival influences in its design. The porch and column configuration may have influenced the prior to 1907 remodeling of the structure next door to somewhat resemble it. The two form a visually attractive pair. The residence is a subtle contributor to the streetscape and to District #2.



SOURCES:

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

**Historical Survey 2000  
Carson City Historic District  
Carson City Community Development**



**Address:** 702 W. Musser

**Location:** North side Musser, near Mountain

**Construction Date:** 1899 (assessor); 1905 (SHPO)

### **Historical Background**

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Margaret O'Hare was an early owner of this property, but sold the home to Walter Hunting in 1907. Hunting lived there with wife Harriet, and two sons Alden and Walter. Alden Hunting was still living at home and listed his occupation as clerk in 1927. Walter Hunting was an educator, born in Iowa. He had moved to Nevada by 1907, and was the Superintendent of Public Instruction for Nevada. The Superintendent was the primary education administrator in Nevada, and filed a biennial report on the state of education for the legislature.

In 1927 the Presbytery of Nevada purchased the property and the Shriver family took up residence. John and Elizabeth Shriver lived there, as well as Rev. Adam and Mary Shriver. Reverend Shriver listed his occupation as missionary. Marian Shriver and Robert Shriver were also part of the family. Adam Shriver purchased

the property from the Presbytery of Nevada in 1945 and the property was still in the Shriver family in the 1960s.

**Sources:** Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

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

Rev. 3/00

<b>For Office Use Only</b>	
YR Built	_____
NR Eligible?	Y / N
District?	Y / N

**1. PROPERTY NAME**

**1A. Historic Name**

None
------

**1B. Current/Common Name**

216 Elizabeth St
------------------

**2. PROPERTY ADDRESS**

Street Address	216 Elizabeth St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	Unknown
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**3B. Current Owner**

Name	Phyllis M Tedi Meehan
Mailing Address	702 W Musser St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-192-15

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

**5B. Historic Use**

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

**6. CURRENT ACCESS**

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

**7. ACREAGE**

0.25 acres (Assessor)		Estimated
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**9. PROPERTY LOCATION**

**8A. UTM Location/Reference(s)**

Zone 11 260491 m E 4338725 m N (WGS84)
--

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

T15N/ R20E/Sec 18, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
--

**9. RESOURCE DESCRIPTION**

**9A. Resource Type**

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

**9B. Exterior Resource Features**

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

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

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-17 Wood Shingle	ES-25 Other: Vertical grained wood
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

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

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	Post 1941
	Moved	Date moved	
Moved from			

**9J. Condition**

X	Good		Fair
	Poor		Ruins

**9K. Threats**

Possible infill housing development; commercial conversion

**10. RESOURCE DATE AND SIGNIFICANCE**

**10A. Architect/Engineer/Designer**

Unknown

**10B. Builder/Contractor**

Unknown

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

Minimal Traditional

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

1935 (Assessor)		Circa
-----------------	--	-------

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

1935



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

Townsite Development and City Planning

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

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

**10H. Justification**

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

**11. BIBLIOGRAPHY**

See continuation sheet

**12. FORM INFORMATION**

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

**13. ATTACHED DOCUMENTATION**

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

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

**Property Name:** 216 Elizabeth St

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

**SECTION NO.** 9G

**PAGE NO.** 5

The building at 216 Elizabeth is a one-story house with an irregular footprint with gable and gable-on-hip roofs. It is centrally located within a large lot, and faces east onto Elizabeth Street. It is the only house on this street, which runs along the west edge of the Martha T. Gleason School. It is a wood-frame building with vertically-grained wood siding, a concrete foundation, and a wood shingle roof. It is a Minimal Traditional house, constructed in 1935 (*Assessor records*).

The entry to the house is on the south side of a small, enclosed gable roof supported by simple wood posts. The concrete stoop, which is one step above grade, is enclosed with a turned wood rail. To the left of the entry is a three-over-one-light, double-hung window with narrow surrounds and shutters. This entry is attached to an enclosed, east-facing gable that has a large, endwall chimney in the center that is clad in wood, flanked by two small octagonal windows. This gable end features a broken pediment.

A small gabled addition on the south side of the house, offset from center, has a secondary entry and a three-over-one-light, double-hung window. To the south of this addition is an open wood deck just slightly above grade, with an octagonal shape. An interior brick chimney is located on the west side of the building.

A single car garage with a gable roof is attached to the north end of the building and faces east. The gable end here is embellished with a closed pediment. It has an overhead garage door. The yard is open, with mature trees. It has a circular driveway.

Sanborn maps show that the main entry to the building, which was under an open porch, was where the wood-clad chimney is now, and that the integral garage was added some time after 1941. The house is in good condition and has fair integrity.

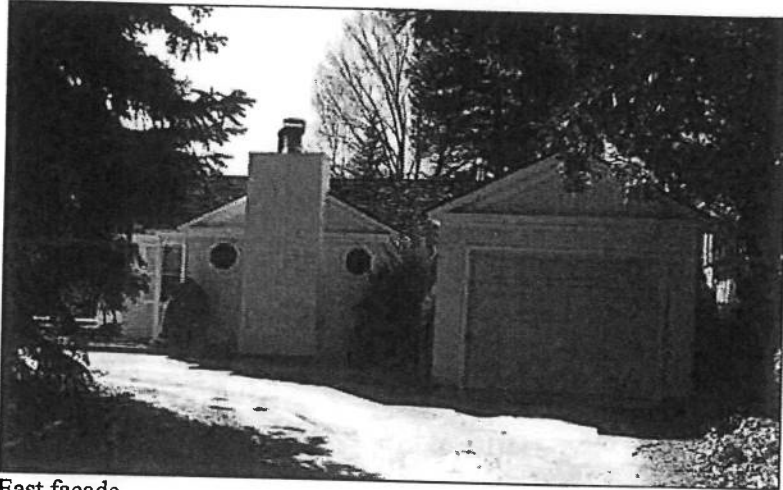
**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET**

**Property Name:** 216 Elizabeth St

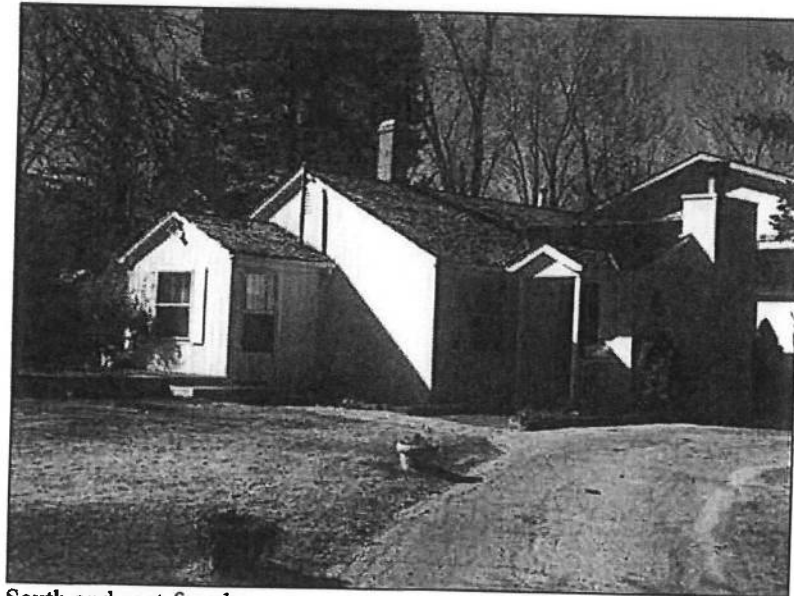
**City, County:** Carson City/County

**SECTION NO.** Photographs

**PAGE NO.** 6



East facade



South and east facades

NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: 216 Elizabeth St.

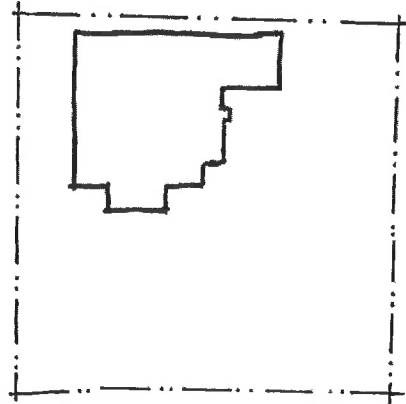
City, County: Carson City/County

SECTION NO. 13

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

W. TELEGRAPH ST.

MOUNTAIN ST.



SKETCH MAP

W. MUSSER ST.



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