



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 7, 2021

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request for a Historical Tax Deferment on property located within the Historic District and zoned Downtown Mixed-Use (DTMU), located at 412 N. Curry Street, APN 003-225-10. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historical Tax Deferment, as a result of its conformance to specific standards and its historical status in Carson City. There has been a change of ownership, and the new owner is seeking to continue receiving the Historical Tax Deferment.

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to approve the request for a Historical Tax Deferment.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of September 9, 2021, the Historic Resources Commission (HRC) voted 6-0, 1 absent, to recommend approval of the request.

Background/Issues & Analysis

See the September 9, 2021 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250, inclusive; CCMC 18.06 (Historic District) and 21.02 Open Space / Historic Use Assessment.

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Subject property is currently receiving the deferment. The request is due to a change of ownership.

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[HRC-2021-0265 HRC packet.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 9, 2021

FILE NO: HRC-2021-0265

AGENDA ITEM: 5.B

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for a request for a Historic Tax Deferment on property zoned Downtown Mixed-Use (DTMU), located at 412 N. Curry Street, APN 003-225-10.

STAFF SUMMARY: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result of its historical status in Carson City. The Commission makes a recommendation to the Board of Supervisors based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

RECOMMENDATION: "I move to recommend to the Board of Supervisors approval of HRC-2021-0265, 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



BACKGROUND

Carson City Municipal Code (CCMC) 21.02 allows for an Open-Space Use Assessment. Per CCMC 21.02.020, "Open-space use means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Carson City Board of Supervisors and the division of historic preservation and archeology of the state department of conservation and natural resources."

Per CCMC 21.02.040, property designated as historic by the Carson City board of supervisors may be eligible for the open-space use assessment. Note that the property is already subject to the tax deferment.

As a practice, applications for Open Space Use Assessments are referred to the Historic Resource Commission, to provide a recommendation to the Board. The Historic Resources Commission, as a practice, utilizes the following four criteria in making a recommendation.

1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed in the Carson City Resources Inventory completed in March 1980, as well as in the 1988 update, and in the Kit Carson Trail Inventory. Per the survey, the primary structure is estimated to have been constructed in 1876-77 and is known as the Hyman Olcovich House. Hyman was co-owner of a general merchandise store. The house was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.

A site visit was conducted on September 1, 2021, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

The following items have been reviewed and approved by the Historic Resource Commission with respect to the subject property.

HRC-03-154: Remove porch, attached garage

HRC-04-014: Remove porch, attached garage

HRC-06-160: Tax Deferment

HRC-09-028: New fencing

In approving these modifications, the HRC found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation.

4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on September 1, 2021, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Attachments

Application for Open Space / Historic Use Assessment
Historic Survey Information



APN: 003-225-10

Return this application to:
Carson City Assessor's Office
201 N. Carson St., Ste. 6
Carson City, NV 89701

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.

Please type in the following information for each owner of record or his representative.

Owner:	<u>Gary Cain and Mary Elizabeth Leisek</u>	Representative:	_____
Address:	<u>412 N. Curry St.</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	_____

This property is .156 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.): Historical

For what reasons do you feel the above-described property should be classified as open space/historic:

The home is on the National Historic Register.
The home was the center of the Carson City Jewish Community 1877-1887.

Is the property available and accessible to the general public? Yes. We are on the CCHS home tour

If not, explain: _____

If open space real property classification is sought on the basis of the property being designated by law as *historic*, please answer the following questions:

- 1) The historic name of the property is HYMAN-OLCOVICH Home/ House
- 2) The address of the property is 412 N. CURRY ST., Carson City NV 89703
- 3) The improvements were constructed in **approx. 1876**. (Indicate year, estimate if unknown)

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. **(Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.)** Please print name under each signature.

[Signature] 412 N. CUNNEY ST., CASSON CITY, IN 46703 7-16-2021
 Signature of Applicant or Agent – Address Date

Mary E. Leisde 412 N. CUNNEY ST., CASSON CITY, IN 46703 7-16-2021
 Signature of Applicant or Agent – Address Date

 Signature of Applicant or Agent – Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- | | | | |
|--------------------------|--|-------------------------|----------------------|
| <input type="checkbox"/> | Application Received | <u>01/16/21</u>
Date | <u>KL</u>
Initial |
| <input type="checkbox"/> | Property Inspected | _____
Date | _____
Initial |
| <input type="checkbox"/> | Income Records Inspected (If applicable) | _____
Date | _____
Initial |
| <input type="checkbox"/> | County Commission Action | _____
Date | _____
Initial |
| <input type="checkbox"/> | Written Notice of Approval or Denial Sent to Applicant | _____
Date | _____
Initial |

Reasons for Approval or Denial and Other Pertinent Comments:

* OWNERSHIP CHANGE OF ONE TENANT ONLY * KL

 Signature of Official Processing Application Title Date

APN: 003-225-10

PROPERTY LOCATION: 412 N. CURRY ST

OWNER NAME: GARY CAIN & MARY ELIZABETH LEISEK

OWNER MAILING ADDRESS: 412 N. CURRY ST
CARSON CITY, NV 89703

OWNER PHONE NUMBER: 775-315-9111

OWNER EMAIL ADDRESS: lizleisek@yahoo.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: JULY 12, 2021

DATE RETURNED TO ASSESSORS OFFICE: 7/16/2021

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 7/20/2021

EXISTING HISTORICAL PROPERTY: YES, THIS IS AN EXISTING HISTORIAL PROPERTY. THIS PROPERTY WAS NOT SOLD, DOCUMENTS WERE RECORDED REMOVING ONE JOINT TENANT AND THEN ADDING ANOTHER JOINT TENANT. MR. CAIN REMAINED ON TITLE.

CURRENT VALUES

ASSESSED VALUE:	<u>003-225-10</u>	TAXABLE VALUE:	<u>003-225-10</u>
LAND:	\$27,926	LAND:	\$79,789
IMPROVEMENTS:	<u>\$38,425</u>	IMPROVEMENTS:	<u>\$109,785</u>
TOTAL ASSESSED:	\$66,351	TOTAL TAXABLE:	\$189,574

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 412 North Curry APN 3-225-1
- 2. Common Name: Law Offices: Carl Martillaro, Virgil Bucchianeri, Arthur Bayer
- 3. Historic Name: Hyman Olcovich House
- 4. Present Owner: Carl Martillaro
- 5. Address (if not occupant): _____
- 6. Present Use: offices Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story building reflects elements of Stick/Eastlake design in its ornamentation. The roof shapes combine hip and gable types; the exterior surface material is shiplap and the foundation is stone. A porch extends across the full-width of the facade, supported by chamfered posts and containing a decorative freize and simple balustrade. The facade gable contains a tripartite window, ornamentation along the eaves and in the gable, and a decorative finial. Other gables have similar decoration. Windows are enhanced with a pediment, decorative molding and are double hung with two lights over two. There are dormers in the roof.

The structure has experienced some additions in the form of the dormer windows and an extension at the rear. The stairs at the entry are modified.

A small shiplap covered cottage at the back may be part of this property or one fronting on Nevada Street.

RELATIONSHIP TO SURROUNDINGS:

The structure is an important and related component of this street-scape grouping and this structure is the largest of the three (402, 406/408, and 412 North Curry). It provides a transition between the smaller southern buildings and the larger ones to the north.

Street Furniture: fence at side yard

Landscaping: 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

84

THREATS TO SITE:

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

ADJACENT LAND USES:
commercial/residential

PHYSICAL CONDITION:
Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 to 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

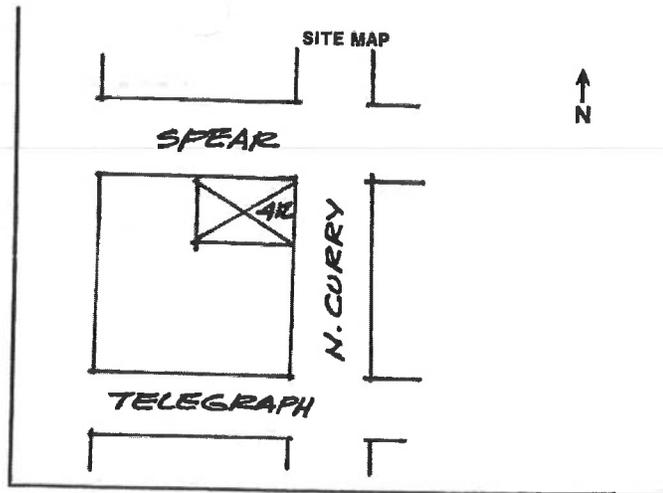
Date of Construction 1876-77 Estimated _____ Factual X Source: Ford; Sanborns

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

SIGNIFICANCE:

The structure is one of the city's better examples of this decorative style. Its ornamentation is handsome and well executed, and the structure provides an important design element for this area due to its corner siting which allows full views of the structure and its gable decoration from several viewpoints. The house was built by Hyman Olcovich, co-owner of a general merchandising store, approximately 1876-77. The house was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

It has served as an attorney's office since 1974.



SOURCES:

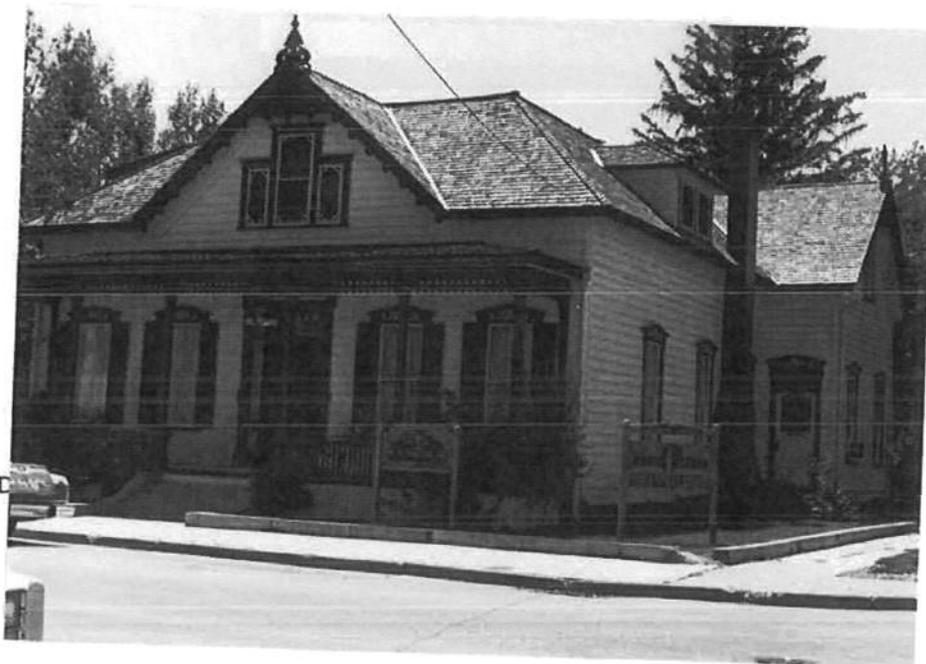
Carson City Historic Tour
Noreen Humphreys
Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FACADE MOD

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- | | |
|---|--------------------------------|
| 1. Address: <u>412 North Curry</u> | 09 3-225-01 |
| 2. Common Name: _____ | MARTILLARO, CARL F ET AL |
| 3. Historic Name: <u>Hyman Olcovich House</u> | ATT: ART BAYER |
| 4. Present Owner: <u>Carl Martillaro</u> | 412 N CURRY STREET |
| | CARSON CITY NV 89703 |
| 5. Address (if not occupant): _____ | |
| 6. Present Use: <u>offices</u> | Original Use: <u>residence</u> |

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story building reflects elements of Stick/Eastlake design in its ornamentation. The roof shapes combine hip and gable types; the exterior surface material is shiplap and the foundation is stone. A porch extends across the full-width of the facade, supported by chamfered posts and containing a decorative freize and simple balustrade. The facade gable contains a tripartite window, ornamentation along the eaves and in the gable, and a decorative finial. Other gables have similar decoration. Windows are enhanced with a pediment, decorative molding and are double hung with two lights over two. There are dormers in the roof.

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Street Furniture: fence at side yard

Landscaping: 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

THREATS TO SITE:

None Known Private Development _____

Zoning RC/RO Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 to 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

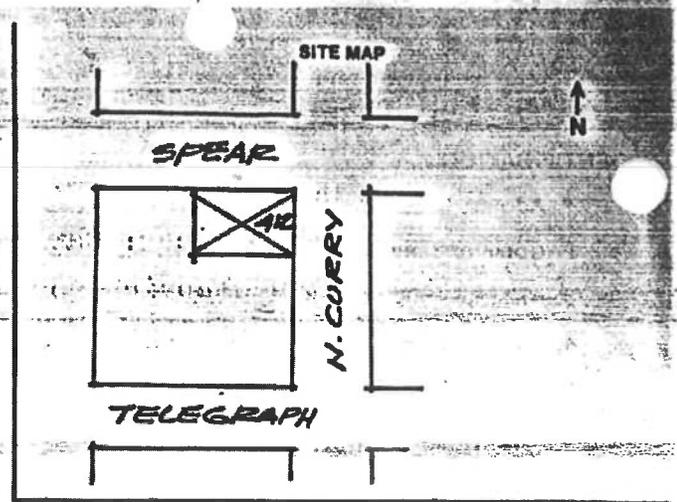
Date of Construction 1876-77 Estimated _____ Factual Source: Ford; Sanborns

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is one of the city's better examples of this decorative style. Its ornamentation is handsome and well executed, and the structure provides an important design element for this area due to its corner siting which allows full views of the structure and its gable decoration from several viewpoints. The house was built by Hyman Olcovich, co-owner of a general merchandising store, approximately 1876-77. The house was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

It has served as an attorney's office since 1974.



SOURCES:

- Carson City Historic Tour
- Noreen Humphreys
- Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE: HEARSTOWN

Adaptive Use: _____

Facade Changes: _____

Zoning: _____

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

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

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

1. PROPERTY NAME
1A. Historic Name

Hyman Olcovich House

1B. Current/Common Name

Westwall Militaria

2. PROPERTY ADDRESS

Street Address	412 N. Curry St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Jennifer Verive and Gary Cain
Mailing Address	412 N. Curry St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-225-08

4. CURRENT PROPERTY STATUS

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

5. PROPERTY USE

5A. Current Use

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

5B. Historic Use

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

6. CURRENT ACCESS

	Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.15		Estimated
------	--	-----------

8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260960E 4338680N

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

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Porch			Balcony
<input checked="" type="checkbox"/>	Dormer(s)		<input checked="" type="checkbox"/>	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-8 Wood - Balloon	F-5 Stone

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

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

9I. Integrity

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

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)

Late Victorian

10D. Construction Date(s)

1876-77		Circa
---------	--	-------

10E. Date(s) of Significance

1876-77

10F. Historic Resource Theme (See Appendix C)

The People: Jews

10G. National Register Eligibility (See Appendix D)

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C
	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: Hyman Olcovich House

City, County: Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half frame house is richly ornamented in the Victorian style. The front porch features chamfered posts on decorative pedestals linked by low railings with chamfered balusters. The fringed porch vergeboard has round piercings. The centered gable above projects from the house's hipped roof and has a three-part window, a vergeboard, a sawn wood finial with turned knob, and sawn and turned ornament at its apex (other gables have similar features). The windows have peaked lintels with incised ornament, decorative jambs, and fake 2/2 sashes. The front entry is recessed in a paneled embrasure and has a blind transom and a decorative wood and glass panel door. There are shed dormers on the sides and back of the roof and a one-bay garage addition to the rear. Plans by Lopiccolo Construction for a two-bay garage addition were approved in 2004.

Merchant Hyman Olcovich had the house built in 1876-77. Hyman belonged to a family of Jewish merchants that included brother Joseph, who built the nearby Olcovich-Meyers House in 1874-75, and brother Bernard, who later owned the Olcovich-Meyers House. James Woodbury, superintendent of the Mexican Mill on the Carson River, was a later owner. In the 1990s the house was threatened with demolition.

The property is listed as a contributing resource in the West Side Historic District.

Sources

Anderson, Tim. "Carson casino buys historic house." *Reno Gazette-Journal* (ca. 1996? clipping).

James, Ronald M., and Michelle McFadden. "Olcovich/Meyers House." National Register of Historic Places Registration Form, 1993.

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



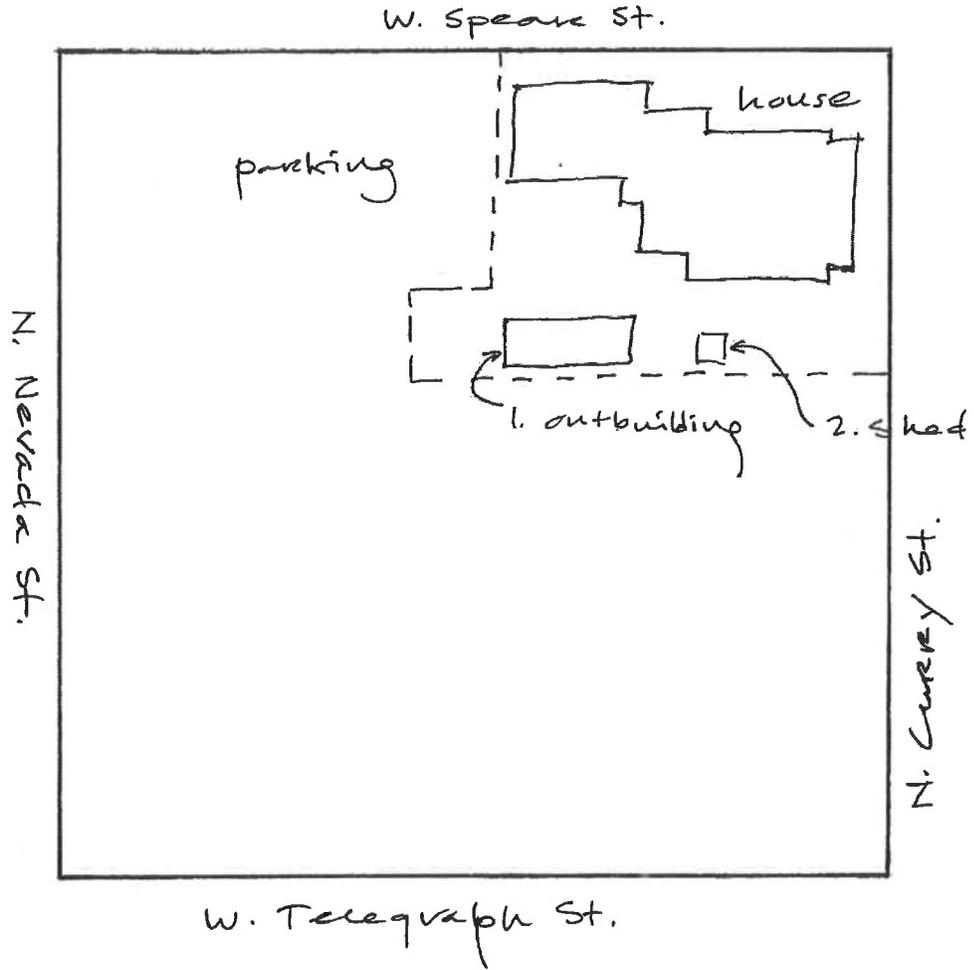
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Hyman Olcovich House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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

Property Name: 412 N. Curry St. City, County: Carson City

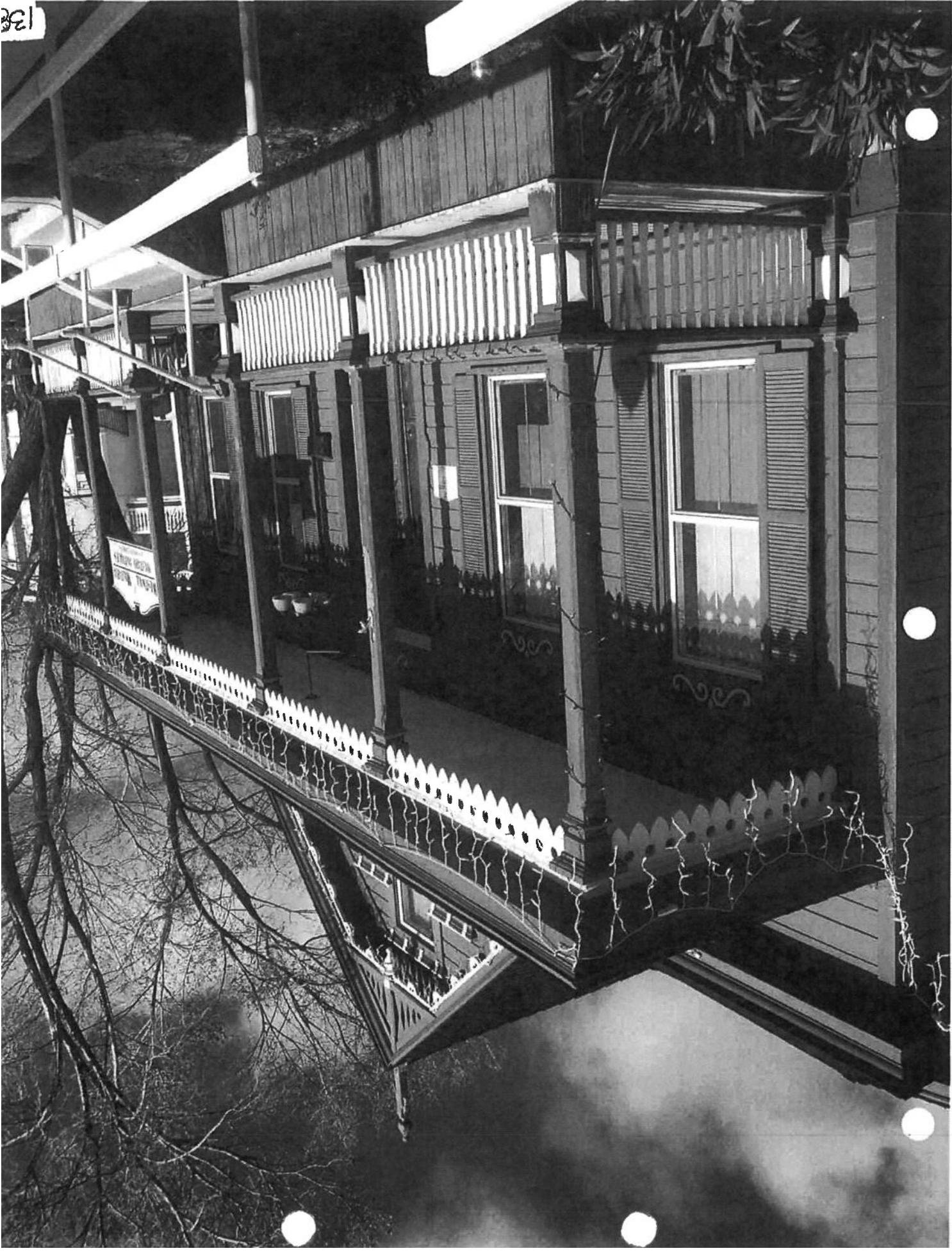
Section No. 13

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	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

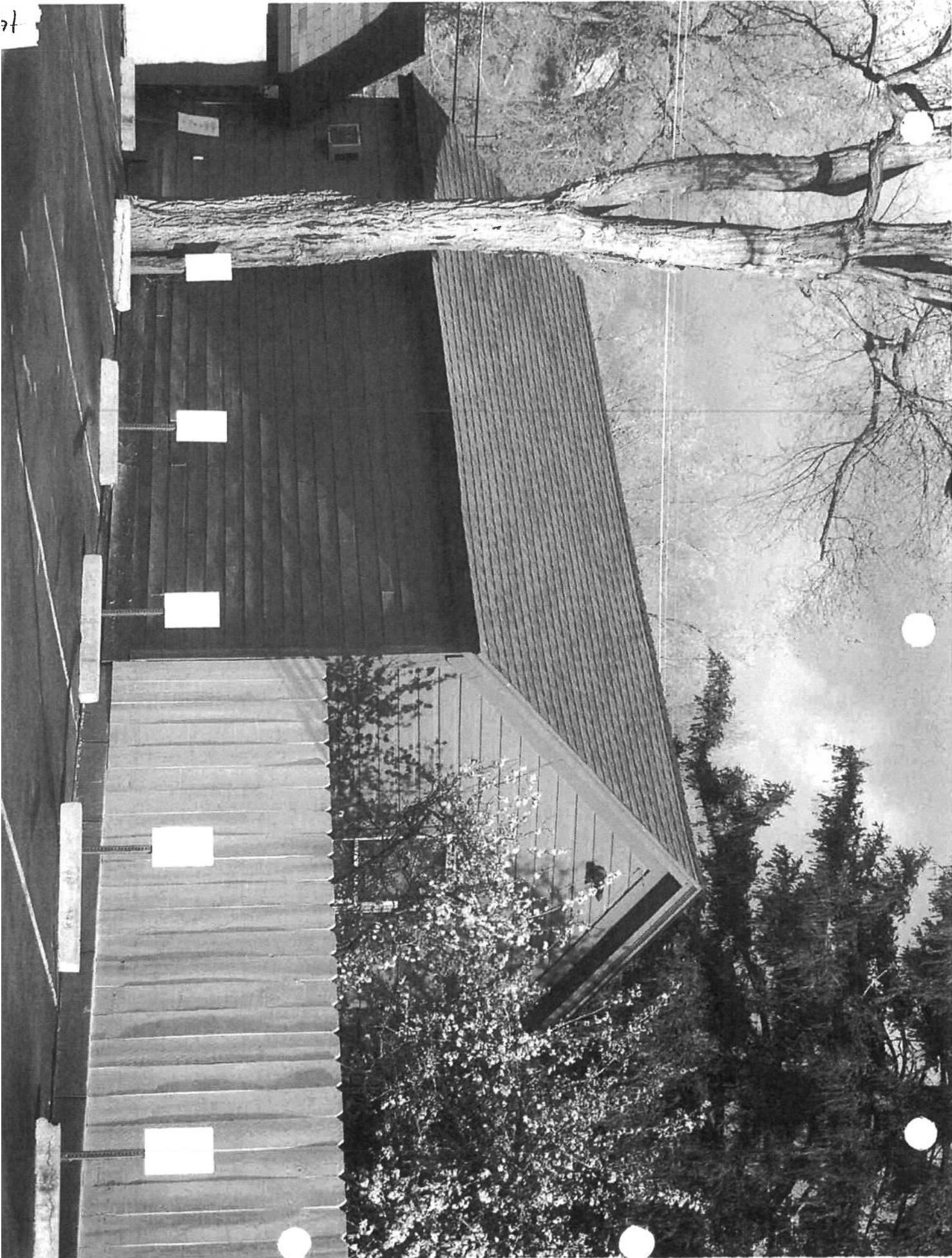
Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Outbuilding	Historic Use	
Current Use	Outbuilding	Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood	Materials	Wood
Construction date	Ca. 1877	Construction date	Late 20 th c./early 21 st c.
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	

138





13



27

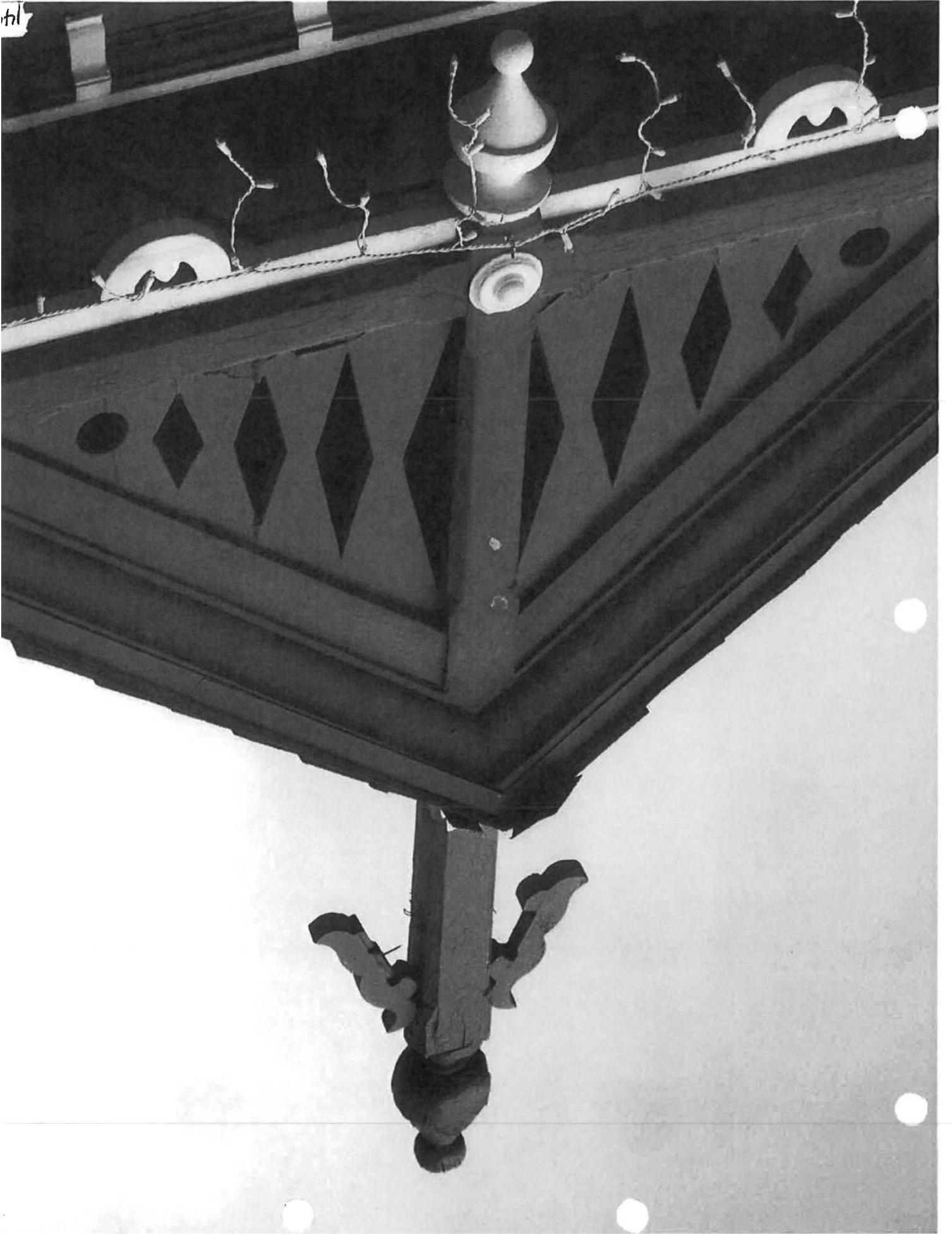


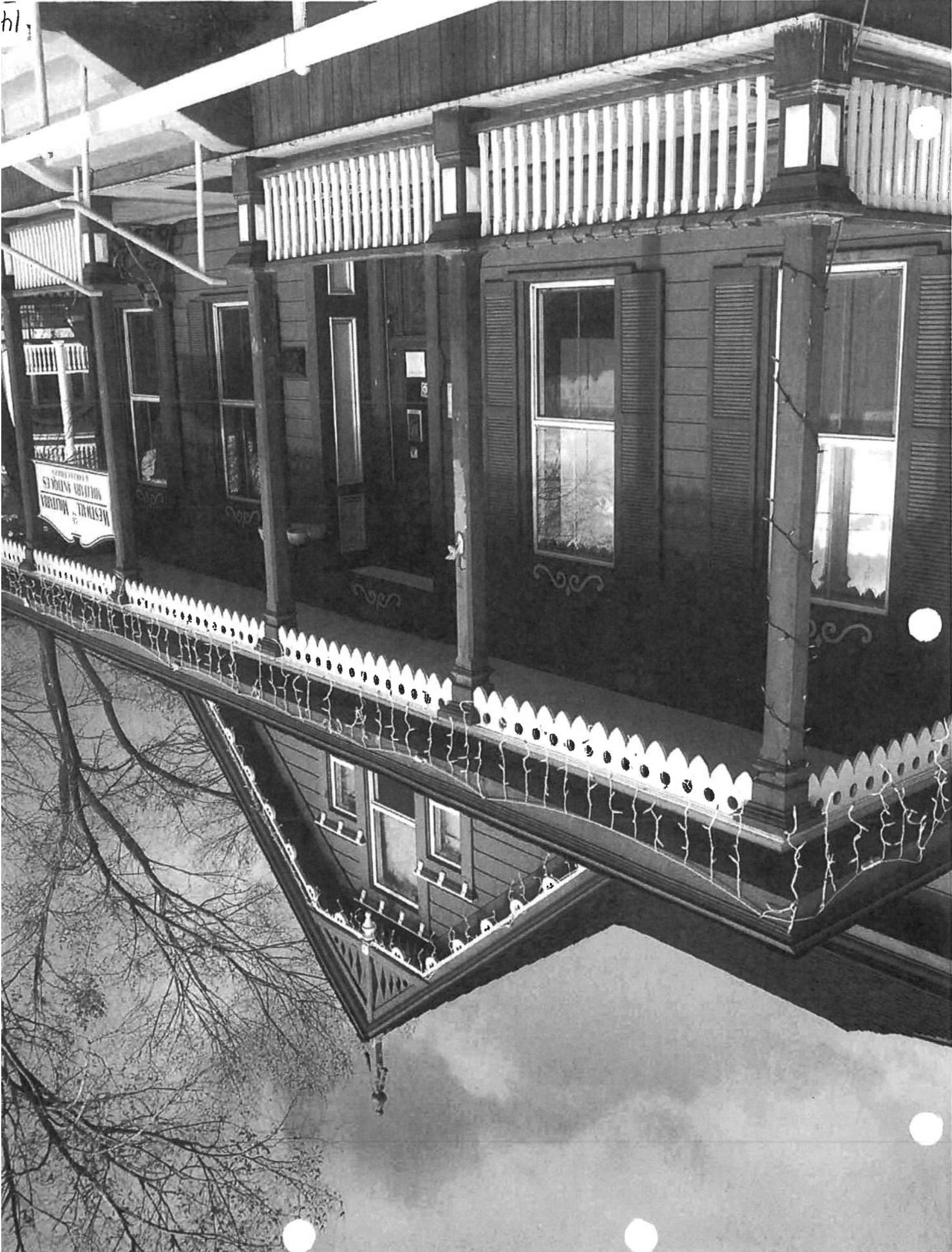
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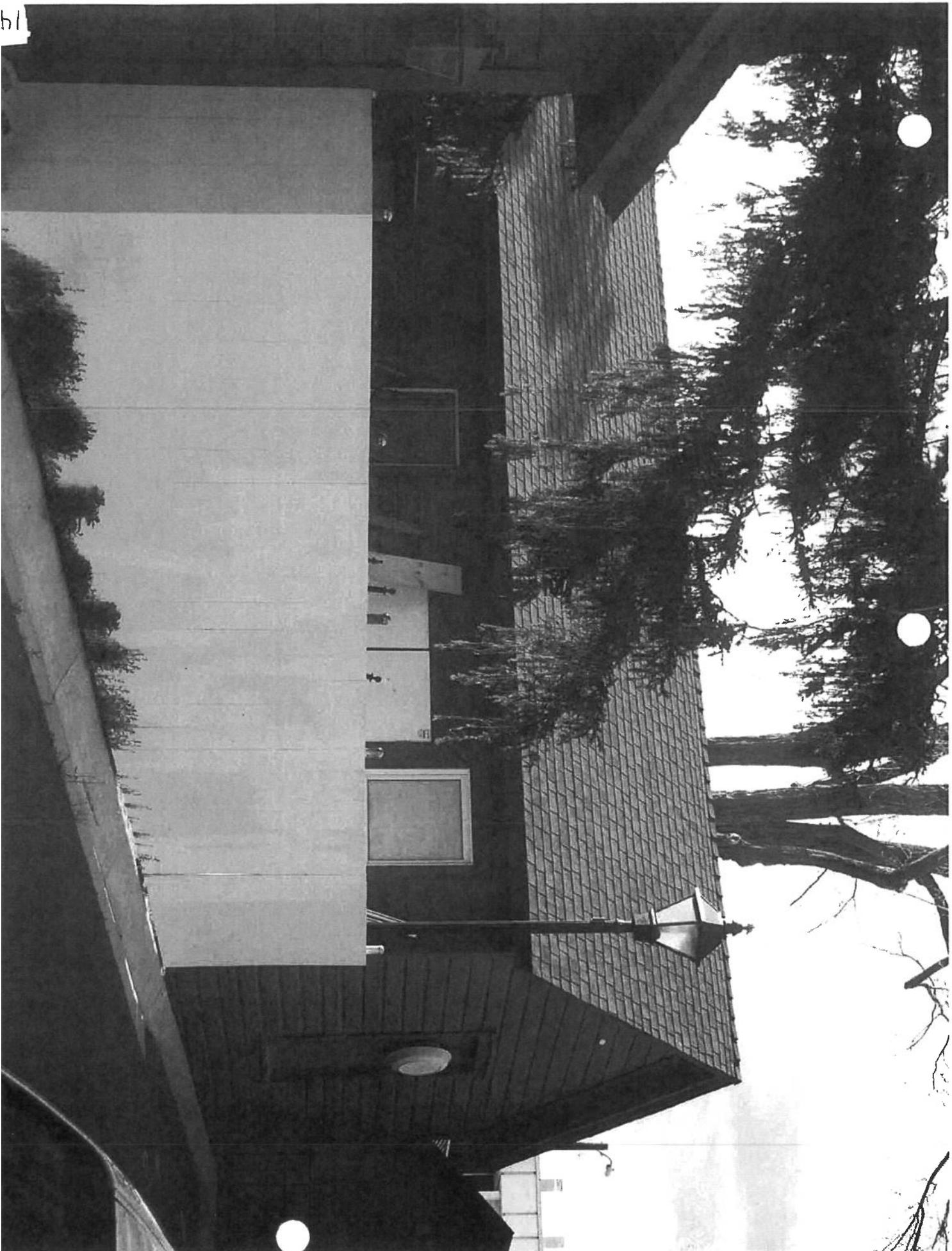




hl,



15





191

KIT CARSON TRAIL INVENTORY

NAME: HYMAN OLCOVICH HOUSE.

ADDRESS: 412 NORTH CURRY STREET.

LOCATION: .

CONSTRUCTION DATE: ca. 1876.

ARCHITECT: NONE KNOWN

BUILDER:

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

This house was built by Hyman Olcovich in approximately 1876-1877. The Olcovich brothers came to this country from Prussia. They operated a dry goods store at the corner of Fourth and Carson Streets¹. Hyman was married to his wife Pauline in 1867 and was thirty-eight years old when the house was built. They had seven children: Henrietta, Jacob, Annie, Louis, Nevada, Issac and Selig.

The Olcovich family was one of the many Jewish families that settled in Carson City and practiced Judaism in their homes. In 1873, a rite of circumcision was performed upon Hyman Olcovich's baby son, Louis. He was eight days old when Rabbi Sheyer performed the ceremony at the Olcovich home². A feast was held after the ceremony; the finest wines were served and the food for the occasion was brought from San Francisco for the celebration.

The Hyman Olcovich family was also involved in journalism in Carson City. Isaac and Selig Olcovich published *The Sun*, a small semiweekly "story paper" from June 1889 through July 1891. The paper was well patronized by friends and the community. What is remarkable about this is the fact that the boys were only thirteen and ten years of age. They stopped publishing *The Sun* in 1891 and began printing *The Weekly*. The paper, measuring 5 and one-half by eight inches and containing four pages was published Monday at a

¹. The Olcovich Brothers carried such items as clothing, boots, shoes, men's furnishings, carpets, and house furnishings. There were four brothers who owned and operated the store: Joseph, Hyman, Bernard and Herman. See Olcovich Brothers Store inventory form.

². This home was located at the corner of Fourth and Ormsby Streets. It was just up Fourth Street from the family store on Carson. See Olcovich Family Home inventory form.

subscription price of \$1.00 a year. The Olcoviches suspended publication of *The Weekly* on January 2, 1899, and eventually it was absorbed by the *Carson Daily Appeal*.

Hyman Olcovich's oldest daughter Henrietta graduated in 1885 from the Conservatory of Music in Denver, Colorado and received a diploma as a teacher. Henrietta returned to Carson City and began to give piano lessons. His other daughter, Annie, received a teaching certificate and taught at the Clear Creek School and later in the Carson Public School. When the family moved to Denver she began teaching for the Denver Public School System.

In the 1890s the Olcovich Family moved to Denver, Colorado. However, Hyman's son, Isaac remained and in 1898 he started his own business in Carson. The following year in March, 1899, he married Lizzie Barrett. Sadly, he died just two weeks after the wedding.

The Olcovich house was purchased by James P. Woodbury in the early 1900s. Woodbury was born at Fitchburg, in Massachusetts on March 21, 1838. He was educated there and in 1860 he went west to California where he spent two years before settling in Virginia City in 1862. There he was employed as an engineer and was given charge of the Mariposa Mill. Subsequently he became superintendent to various mills³. When the company he worked for started to build mills along the Carson River, Woodbury was put in charge of them.

For thirty years he was a member of the firm that bought all the tailings of the Comstock Mill & Mining Company. They used the cyanide process and had four cyanide plants located at Virginia City, Silver City, Eureka, and at the Morgan Mill at Empire.

Woodbury and associates also worked the tailings at Aurora and Bodie. They bought practically all of the mining property of Aurora which they later sold to George Wingfield.

He was a Republican yet never consented to run for public office until he was elected county commissioner of Ormsby County in 1892. He served in that office for ten years. In addition, Woodbury also served as Ormsby state senator in the 1907 and 1909 sessions of the legislature.

His wife Mary was born in Chicago in 1853. She came to Carson City in 1860. They had six children: William O., James S.⁴, Louise, Mrs. Harry Edwards, Alice, and Clara. Mrs. Woodbury gave her time during the Spanish American War to aid the ill and disabled recruits at Camp Clark in Carson City. A young soldier who was ill at the time the camp closed in 1899 was taken to her home and nursed back to health by her. Mary and James Woodbury paid the train fare for the soldier to return to his home in the

³. Woodbury was superintendent of the Omega Mill in Virginia City when they ran two hundred tons of tailings per day; it was the largest mill of its kind in the country. He was also superintendent of the Sacramento, Morgan and Eureka Mills.

⁴. James Woodbury was the youngest son and was born in Empire in 1886. He received his early education in Carson City and then attended the University of Nevada. He was in charge of the family's milling interests in Silver City. He died in Carson City on March 9, 1919.

east. She died on December 22, 1908.

In 1919, Woodbury had his home remodeled. He built a new wood shed, a concrete walk around the entire block, and planted a new variety of tree around the property.

James P. Woodbury died on January 20th, 1921. He was considered one of the most experienced and knowledgeable men in the state on milling.

In 1923, the Woodbury's daughter Clara sold the home to George L. Sanford. He was born in Washington, Indiana on April 1, 1880. Sanford was educated in the Washington schools and he later attended Indiana University at Bloomington, then Georgetown School of Law in Washington, D.C. He was admitted to the Indiana bar in 1906.

Turning to newspaper work in preference to the practice of law, he was a correspondent for an eastern newspaper and came to Nevada on a story assignment in 1906. Shortly after his arrival he acquired the **Carson City News** on lease.

He soon became active in Nevada politics. In 1907 he served as secretary of the Nevada State Senate but continued to operate the newspaper until 1908, when he decided to practice law.

Admitted to the state bar, he was appointed district attorney of Ormsby County to serve out an unexpired term and he was elected to the office in 1910. From 1914 to 1930 he was associated with Samuel Platt in the firm of Platt and Sanford. He had earlier been associated in a law partnership briefly with E.E. Roberts, who served as Nevada's representative to the U.S. Congress and was the longtime mayor of Reno.

In 1915 Sanford, with his brother, Graham Sanford and Sam Platt, purchased the **Reno Evening Gazette**. In 1922 Platt's interest in the paper was acquired by a third Sanford brother, Leigh. George Sanford continued his law practice in Carson and left the management of the newspaper to Graham and Leigh. The newspaper was sold in 1939 to the Speidel Newspaper, Inc.

George Sanford was married in Carson December 23, 1909, to Louise Sweeney. The Sanfords had two children: George L. Sanford, Jr., and Katherine Jean Sanford.

He died on August 4, 1954.

SOURCES OF INFORMATION:

Reno Evening Gazette, August 5, 1954.

Carson Daily Appeal, August 12, 1873; July 13, 1876; March 19, 1899; December 22, 1908; March 10, 1919; January 10, 1921;

U.S. Census: 1880, 1900.

Carson City Resources Inventory, March 1980.

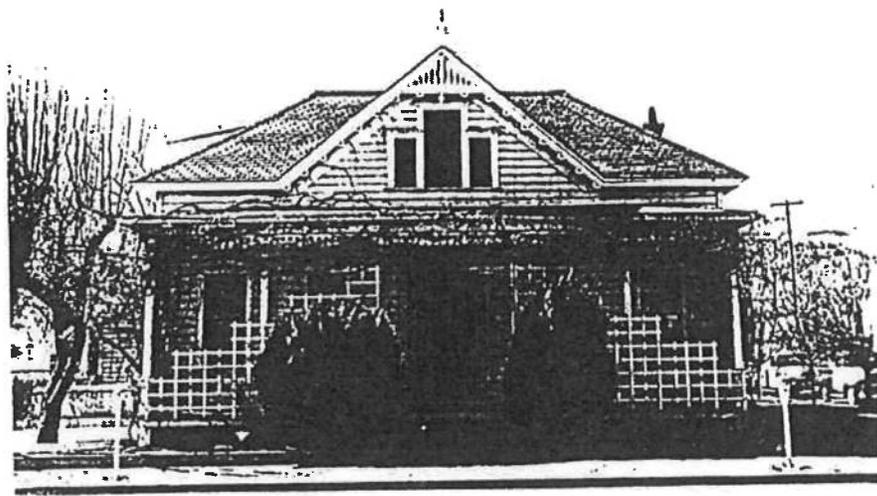
Thomas Wren, **History of Nevada**.

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156