



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 7, 2022

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 zoned Single Family 6,000 ("SF6"), located within the Historic District at 500 Mountain Street, APN 003-241-04. (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 in ownership, and the 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 March 10, 2022, the Historic Resources Commission ("HRC") voted 6-0, 1 absent, to recommend approval of the request.

Background/Issues & Analysis

See the March 10, 2022 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250; CCMC 18.06 and 21.02.040

Financial Information

Is there a fiscal impact? No

If yes, account name/number: Subject property is currently receiving the deferment. The request is due to a change of ownership.

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-2022-0089 3.10.22 HRC report](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MARCH 10, 2022

FILE NO: HRC-2022-0089

AGENDA ITEM: 5.A

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferral on property zoned Single Family 6,000 (“SF6”), located at 500 Mountain Street, APN 003-241-04. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferral, because 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 Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with the Historic Resources Commission policies.

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2022-0089, 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, the Kit Carson Trail Inventory, and the 2011 Architectural Survey. Per the survey, the house was built in 1914 and is known as the Krebs House. The house was later owned by the former State Controller Edward Peterson. It is the site of the movie “The Shootist.” The house is important for its historical associations as well as its architectural design.

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

A site visit was conducted on March 1, 2022, 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-91/92-22: Tax Deferment*
- HRC-06-092: Addition of kitchen nook*
- HRC-16-140: Re-roof*
- HRC-17-008: Swimming pool and associated fencing, flatwork, and decking*
- HRC-18-048: Fence replacement*
- HRC-19-109: Addition to rear of main house; rebuild the existing balcony connecting the guest house and front house; modify the garage; build a balcony at the rear of the guest house.*

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 March 1, 2022, 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

RECEIVED

FEB 25 2022

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Heather Ferris, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: February 24, 2022
RE: Historical Site Assessment
Parcel No. 003-241-04

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment; however, it appears that we do not have an application for Robert C McFadden "JR" who is the current owner and has been since 2005. This application is so that we have an recorded application that matches the owner of record.

Thank you.

Kimberly Adams
Chief Deputy Assessor

APN: 003-241-04

PROPERTY LOCATION: 500 MOUNTAIN ST

OWNER NAME: ROBERT C MC FADDEN JR TRUST, ROBERT C MC FADDEN JR TRUSTEE

OWNER MAILING ADDRESS: 500 MOUNTAIN ST
CARSON CITY, NV 89703

OWNER PHONE NUMBER: 775-882-7777

OWNER EMAIL ADDRESS: Rob@NevadaFence.com

.....
TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: February 16, 2022

DATE RETURNED TO ASSESSORS OFFICE: Feb. 23, 2022

DATE FORWARDED TO COMMUNITY DEVELOPMENT: _____

EXISTING HISTORICAL PROPERTY: YES, THIS IS AN EXISTING HISTORIAL PROPERTY.

HISTORICAL DEFERMENT APPLICATION BEING REQUESTED IN ORDER TO HAVE APPLICATION ON RECORD FOR ROBERT C MC FADDEN JR.

CURRENT VALUES

ASSESSED VALUE:	<u>003-241-04</u>	TAXABLE VALUE:	<u>003-241-04</u>
LAND:	\$ 30,856	LAND:	\$ 88,160
IMPROVEMENTS:	\$ 97,012	IMPROVEMENTS:	\$277,177
TOTAL ASSESSED:	\$127,868	TOTAL TAXABLE:	\$365,337

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2022/2023
(if NOT recorded by: June 1, 2022)

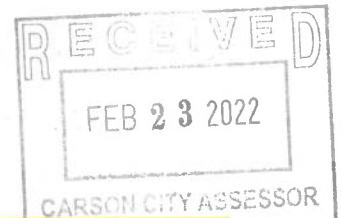
ASSESSED VALUE:	<u>003-241-04</u>	TAXABLE VALUE:	<u>003-241-04</u>
LAND:	\$ 40,600	LAND:	\$116,000
IMPROVEMENTS:	\$ 98,092	IMPROVEMENTS:	\$280,263
TOTAL ASSESSED:	\$138,692	TOTAL TAXABLE:	\$396,263

PYGAV: No change in the Prior Year Gross Assessed Value. If property remains "owner occupied" the increase in property taxes can not increase 3.0 %.

IMPROVEMENTS EXCLUDED FROM DEFERMENT:

DATE RECORDED: 10/12/2005

DOCUMENT NUMBER: 344117



PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

APN: 003-241-04

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>Robert C McFadden Jr, Trustee</u>	Representative:	_____
Address:	<u>500 Mountain St</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	_____

This property is .624 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:

age built, historic significance

Is the property available and accessible to the general public? Yes

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 Krebs Artisan House
- 2) The address of the property is 500 Mountain St CC NV 89703
- 3) The improvements were constructed in **approx.. 1914.** (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] 500 Mountain St Carson City NV 89003 2-22-22
 Signature of Applicant or Agent – Address Date

 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 checked="" type="checkbox"/> | Application Received | <u>2/22/22</u> | <u><i>[Signature]</i></u> |
| | | Date | 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:

 Signature of Official Processing Application Title Date

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 500 North Mountain APN 3-241-02
- 2. Common Name: Carrington House
- 3. Historic Name: Dr. Ernest Krebs House
- 4. Present Owner: Paul and Edme Carrington
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. ~~First floor~~ facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

There appears to be some alterations at the rear, and iron balustrades have been added to the entrance stairs.

An aluminum shed is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

Architectural Evaluation: PS ___ NR X
 District Designation: PD 2 NR ___

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

200

THREATS TO SITE:

None Known Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 60 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1914 Estimated _____ Factual Source: C.C. Historic Tour

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior woodwork was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.

SOURCES:

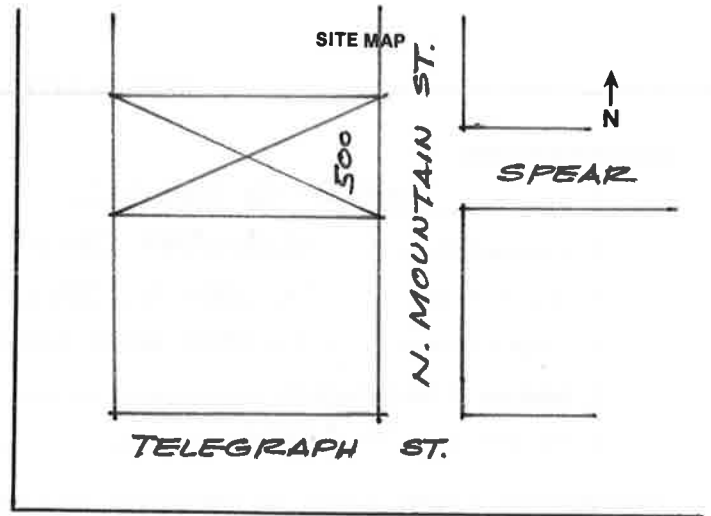
Carson City Historic Tour
Assessment Application

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: 500 North Mountain 08 3-241-02
- 2. Common Name: Carrington House CARRINGTON, PAUL & EDME H
500 MOUNTAIN ST
- 3. Historic Name: Dr. Ernest Krebs House CARSON CITY NV 89703
- 4. Present Owner: Paul and Edme Carrington
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and two story structure is a unique vernacular design combining elements from Colonial Revival and Second Empire styles. The top portions of the main building roofs are hipped and the lower portions are mansard-like, and skirt the form of the building above the bracketed frieze. One story portions to the rear of the building are gabled. The symmetrical composition is reflected in the two opposing rounded porch wings and the two oval windows flanking the entrance beneath a projecting squared bay in the second story. First floor facade windows are tripartite in form and contain stained glass panels. The upper half of the double hung windows is divided vertically into several panes.

There appears to be some alterations at the rear, and iron balustrades have been added to the entrance stairs.

An aluminum shed is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is taller and more massive in form than adjacent buildings but is essentially compatible.



Street Furniture: ---

Landscaping: mature elm street trees, mature cottonwoods, shrubs and bushes

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

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

THREATS TO SITE:

None Known Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 60 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1914 Estimated _____ Factual Source: C.C. Historic Tour

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

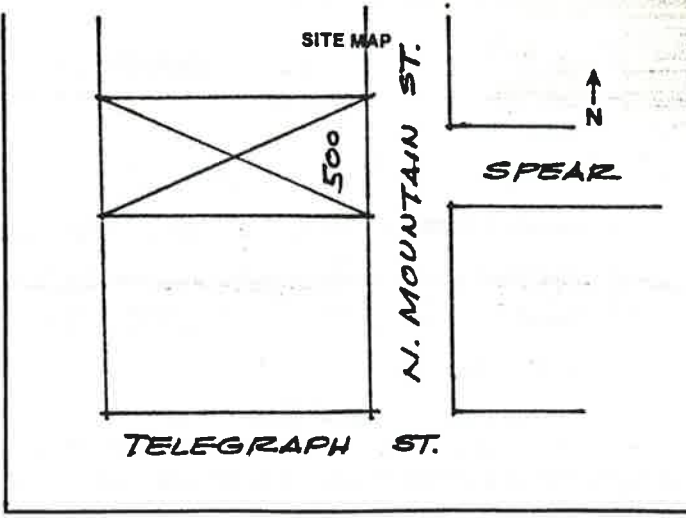
The site of the movie "The Shootist", and the home of a prominent local family, the structure is important for its historical associations as well as its architectural design.

Built by Dr. Krebs in 1914, the structure's red oak interior woodwork was done by local contractor Burd Lindsay. The home has been in the family of former State Controller Edward Peterson for approximately 60 years.

The structure's unique design, careful composition, and fine detailing make it an outstanding representative of its period. Its siting and grounds add to its impressive image and its contribution to the streetscape and surrounding neighborhood.

SOURCES:

Carson City Historic Tour
Assessment Application



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: KREBS - PETERSON HOUSE.

ADDRESS: 500 NORTH MOUNTAIN STREET.

LOCATION: .

CONSTRUCTION DATE: 1914.

ARCHITECT: NONE KNOWN.

BUILDER: NONE KNOWN .

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

Dr. Ernest T. Krebs, Sr., was a physician and surgeon who came to Carson City from Tonopah around 1906. Before building his home on Mountain Street in 1914, Dr. Krebs leased the fine Kitzmeyer home on Telegraph Street. He made his rounds with a horse and buggy and he was known as a "free thinker with a fighting spirit."

During World War I a terrible flu epidemic hit this area and much of the United States. Dr. Krebs achieved international fame in halting the influenza epidemic in the vicinity of Carson City through the use of the sacred herbs of a local Native-American tribe. He had discovered that the herbs gave immunity to colds and infections.

Although the flu epidemic of 1918 took the lives of over ten million Americans, Dr. Krebs was able to save almost all of the hundreds of patients who came under his care. He was both a graduate pharmacist and an accredited physician practicing in Nevada and had observed that the Washoe Indians of the area displayed few symptoms of the white man's respiratory diseases. Dr. Krebs learned that their native remedy for such ailments was called "Dortan Water," a decoction of the root of a wild parsley-like plant. The plant is known botanically as "Leptotaenia Dispecta."

Dr. Krebs experimented with this herb, devised more efficient methods of extracting the active ingredients and discovered amazing antiseptic and healing properties. He used extract to save the lives of his patients during the flu epidemic of 1918.

At one time a fire occurred in the Krebs house. Someone had advised Dr. Krebs that the best way to clean the chimney was to build a fire in the fireplace and then pour kerosene down the chimney. The house was damaged more by the water hoses fighting the fire than by the fire itself.

Edward C. and Julia Peterson bought the home in 1918 and lived there for the rest of their lives. Edward Charles Peterson was born in Carson City on April 29th, 1874, the son of John and Hilda Peterson. He was educated in the public schools of Carson City.

He married Julia Schultz of Carson City on July 6, 1902; a daughter, Edna Hilda, was born to the couple. He worked for the V&T Railroad for twenty-seven years before retiring. He also served as Nevada's state controller¹ for two terms from 1927 through 1931 and 1931 through 1935.

Edna Carrington, their only child, and her husband, Paul moved into the house upon his retirement in 1970. Paul and Edna Carrington met in Sacramento where she attended business college. They were married in the front parlor on November 29, 1928.

Edna Carrington first moved into the house when she was ten years old. "I have wonderful memories of growing up in this house," she said. "It was always open to my friends. Mother would make cakes and cookies for us. Dad played the clarinet and we had musicales where everyone would sing and play."

The Victorian two-story home has oval stained glass windows on either side of the front door. A wide veranda extends across the front. The beautiful wainscoting throughout the front and back parlor and the front entry are of red oak. Burd Lindsey, a well-known Carson City resident, was the finish carpenter on the house, he crafted the red oak stairway. Each of the three bedrooms has its own wash basin. The bathroom has a unique round water closet. The fireplace in the back parlor is composed of field stone from the ranch of Charles Schulz, Edna Carrington's grandfather; the ranch is now the site of the prison farm.

The Krebs-Peterson home was chosen to be the boardinghouse for John Wayne in his last days as a dying gunfighter in "The Shootist." The filming began in January, 1976, and lasted a little less than a month. The front parlor was the only room used during the filming. In the final moments of the film Lauren Bacall stood at the window and watched Wayne walk down the steps to catch the trolley on his way to the shoot-out. The exterior of the house was used extensively during the filming.

SOURCES OF INFORMATION:

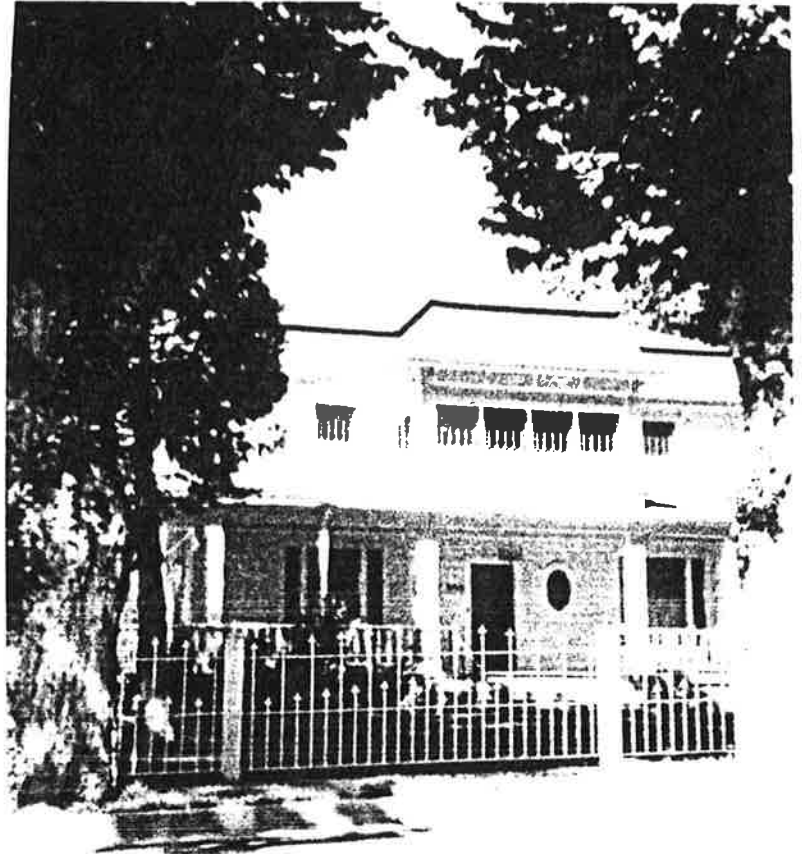
Nevada Appeal, Apple Tree, Sunday, February 3, 1980.

Nevada Appeal, November 14, 1978.

Frankie Sue Del Papa, Political History of Nevada, (Ninth Edition). (Carson City, Nevada: SPO, 1990.)

¹. Edward C. Peterson ran on the Republican ticket in 1926 and beat the incumbent, Democrat George A. Cole, by a narrow margin - 14,713 to 14,235. Peterson ran again in 1930, easily beating Democrat John Robb Clark, 19,880 to 12,645.

ILLUSTRATIONS - KREBS - PETERSON HOUSE



Looking west.

1993.



Looking west.

19.3

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

Ernest T. Krebs House

1B. Current/Common Name

Krebs-Peterson House

2. PROPERTY ADDRESS

Street Address	500 Mountain St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Ernest Krebs
------	--------------

3B. Current Owner

Name	McFadden, Robert C. Jr.
Mailing Address	500 Mountain St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-241-04

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		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

0.62		Estimated
------	--	-----------

8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260520E 4338720N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, 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	2	Number of stories
X	Porch		Balcony
	Dormer(s)	X	Chimney (flue)
	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-9 Unknown

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

Burd Lindsay (interior woodwork)

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

Late Victorian

10D. Construction Date(s)

1914		Circa
------	--	-------

10E. Date(s) of Significance

1914

10F. Historic Resource Theme (See Appendix C)

Land Usage: Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed			Date Listed			
X	Eligible under:						
X	Criterion A		Criterion B	X	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: Ernest T. Krebs House

City, County: Carson City

Section No. 9G, 11

Page No. 5

A mansard roof with concave sides is a distinguishing feature of this two-story frame house. The mansard is a Second Empire feature on the otherwise Queen Anne style house, which has a wraparound one-story porch with a second tier over its center portion. The upper tier is enclosed with decorative windows over a paneled half wall to form a sleeping porch. The lower tier has a curved south end, square columns on paneled pedestals, small sawn brackets, and square balusters. The main house has the same decorative glass in the upper sashes of some of its 1/1 windows, and both house and sleeping porch have cornices with scrolled brackets with pendant bosses and floral piercing. In the first-story front are large three-part picture windows and oval windows flank the front entry. To the rear is a two-story garage and apartment/studio addition approved for construction in the early 1990s. The wing has a side-gable roof with gabled dormers, 6/6 windows, and novelty weatherboard siding. A one-story hyphen with a roof deck attaches the addition to the house.

According to Richard Moreno, Dr. Ernest T. Krebs, who had the house built in 1914, developed an influenza cure based on traditional Washoe Indian remedies. He sold the house to Virginia and Truckee Railroad agent Edward Peterson in 1918. Peterson served two terms as state controller. The house was featured in the 1976 movie *The Shootist*, actor John Wayne's last film. A sign in front of the house titled "Nevada Celebrates Film Making" describes the movie. A photograph of the house taken in 1976 shows a decorative metal cresting on the roof, but whether this was an original feature or a temporary addition for the movie is unknown. Carson City architect John P. Copoulos appears to have deigned the rear addition made in the 1990s.

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

Sources

Moreno, Richard. *A Short History of Carson City*. Reno: University of Nevada Press, 2011.

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



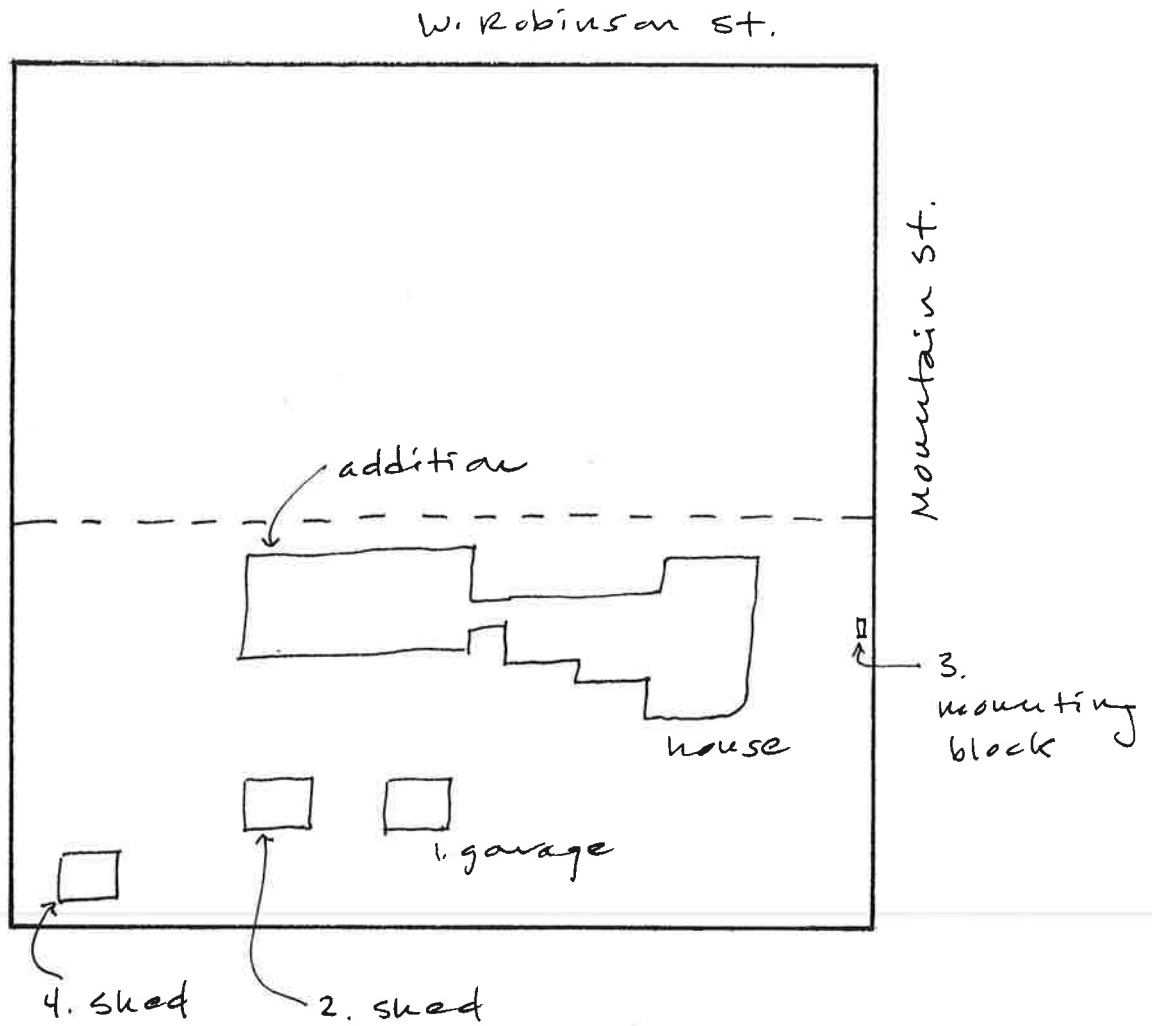
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Ernest T. Krebs 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**

Property Name: 500 Mountain 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:	4	3	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	Garage	Historic Use	Shed
Current Use	Garage	Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Metal (corrugated)	Materials	Wood
Construction date	Ca. 1920	Construction date	Early 20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type	Object	Property Type	Building
Historic Use	Mounting block	Historic Use	
Current Use		Current Use	Shed
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Stone	Materials	Stucco
Construction date	Late 19 th or early 20 th c.	Construction date	Late 20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	









