Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Carson City

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FOR NPS USE ONLY

RECEIVEDMAR 2 6 1979

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS **TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS** NAME ORMSBY-ROSSER HOUSE HISTORIC AND/OR COMMON Sture Svensson House 2 LOCATION STREET & NUMBER 304 South Minnesota Street NOT FOR PUBLICATION CITY, TOWN CONGRESSIONAL DISTRICT Carson City Nevada-at-large VICINITY OF STATE CODE COUNTY CORE CODE Nevada 32 Carson City 025 CLASSIFICATION CATEGORY **OWNERSHIP STATUS PRESENT USE** X__OCCUPIED _DISTRICT __PUBLIC ___AGRICULTURE __MUSEUM X_BUILDING(S) __PRIVATE X_COMMERCIAL -PARK ___STRUCTURE ___ВОТН X_WORK IN PROGRESS ___EDUCATIONAL -PRIVATE RESIDENCE __SITE PUBLIC ACQUISITION ACCESSIBLE ___ENTERTAINMENT ___RELIGIOUS X__YES: RESTRICTED ___OBJECT _IN PROCESS ___GOVERNMENT ___SCIENTIFIC ___BEING CONSIDERED -YES: UNRESTRICTED __INDUSTRIAL __TRANSPORTATION . . . __NO __MILITARY __OTHER: **OWNER OF PROPERTY** NAME James E. Brennan and Margaret M. Brennan (wife) STREET & NUMBER 304 So, Minnesota

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C	arson Ci	ty	VICINITY OF		Nevada
5 LOCATIO	N OF LE	GAL DESCR	IPTION		
COURTHOUSE, REGISTRY OF DEED)S, ETC.	Carson	City Co	urt House	
STREET & NUMBER		198 N.	Carson	Street	
CITY, TOWN					STATE
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6 REPRESE	NTATIO	N IN EXIST	ING SUF	RVEYS	
TITLE					
	Prelimi	nary Survey	to Hist	oric Ameria	an Building Survey
DATE					
Aug	. 1972 b	y Harley Mc	Kee X	FEDERALSTATE	COUNTYLOCAL
DEPOSITORY FOR SURVEY RECORDS	Stat	e Division	of Archa	eology and	Historic Preservation
CITY, TOWN	,				STATE
	0				Nevada



С	ONDITION	CHECK ONE	CHECK C	DNE
EXCELLENT GOOD	DETERIORATED RUINS UNEXPOSED	UNALTERED	⊻ ORIGINAL MOVED	SITE DATE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

General Site Description:

The 1 1/2 storey brick house occupies a corner lot on Carson City's west side; the community's older residental neighborhood. The home faces east.

<u>Plan:</u> As built in 1862-63, the original plan was rectangular with the main axis running east-west. A lean-to brick extension to the rear contained the kitchen.

In 1870, the plan was modified by the addition of the 1 1/2 storey north wing which projects 13 feet from the original north well.

An 1907 Assessor's map shows the house plan as irregular with a bay window on the south wall; two brick extensions to the rear (west); the 1 1/2 storey wing; and a small, one storey room added to the rear of the wing extension. A one storey, five foot wide porch projected from the east facade and followed the staggered wall planes.

In the 1950's, the plan was modified by the removal of the porch. In 1960, the addition of a one storey addition to the south replaced the bay window. The installation of a car port roof and one storey room addition to the west are also recent additions to the house.

Foundation: rough-cut granite blocks measuring 20 inches wide by 18 inches high form a perimeter foundation which supports 2×8 pine joists.

Facade:

<u>Walls:</u> 19th century portion - locally made pressed brick, painted, laid in common bond/no water table evident.

20th century portion - used brick laid in stretcher bond and painted concrete block.

<u>Windows:</u> 19th century portion - first level windows are paired and are double-hung with a 6/6 light arrangement/ window heads are segmental and ornamented with segmental hood molds featuring low corbeled stops/sills are brick with molded brick brackets. Second level windows appear in the east and north gable ends and are double hung with lights arranged in 8/8 fashion/central mullion carries through to fixed sash above where it branches to form lancet panes separated by a diamond shaped light/a brick label hood mold with drops surrounds the window head/brick sills feature three molded brick brackets.

8 SIGNIFICANCE

PERIOD	AF	REAS OF SIGNIFICANCE CH	IECK AND JUSTIFY BELOW	
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	\mathbf{X} community planning	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	ARCHITECTURE	EDUCATION	X_ MILITARY	SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
¥_1800-1899 X_1900-	COMMERCE COMMUNICATIONS	LEXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION OTHER (SPECIFY)
SPECIFIC DAT	ES Winter 1862	2-63 BUILDER/ARCH	HITECT Mrs. Wm. M. O	T.T., Israelı ormsby/Contractor

STATEMENT OF SIGNIFICANCE

The Ormsby-Rosser house, built during the winter of 1862-1863 and lived in by important figures of Nevada's early history, is a substantial building representing one of the few remaining brick residences from that era. Although a simple house, it employs Gothic features and refinements, both interior and exterior which are well preserved.

Carson City was founded in 1858 by Abraham Curry and Major William M. Ormsby. Mr. Curry purchased the land in July 1858 upon which now stands Carson City. In September of the same year, he procured the services of a surveyor to draft a town plot, agreeing to give Major Ormsby all the land between 5th and King Streets and as far west as Thompson Street. Deeds for these early transactions were later recorded in the Recorder's books. The property where the Ormsby-Rosser house now stands was included in this deal, but in August 1859 Major Ormsby sold all this land, plus more, to the subdividers "Sears, Thompson and Sears". Major Ormsby reserved from this sale the lots on Carson Street where he built the first hotel in Carson City. It was known as the Ormsby House and he and his wife and daughter lived in the hotel.

Mrs. Margaret A. Ormsby, now the widow of Major Ormsby, purchased the house site property in May 1861 from Sears, Thompson and Sears. Major Ormsby, Commander of Nevada's volunteer army, was killed in the Pyramid Lake War of 1860, waged against the Paiute Indians. Ormsby was responsible for giving Carson City its name in honor of Kit Carson, the Scout.

Ormsby County, created by an Act of territorial legislation, was named in honor of Major Ormsby on November 16, 1861. Margaret and William Ormsby originally settled in Genoa, 15 miles south of Carson City in early 1857. Genoa was Nevada's first settlement. The Ormsby's were active there in helping to establish a territorial government. They purchased real estate and mining claims in Washoe Valley, Eagle Valley, Dayton and Virginia City. After the Major's death, Mrs. Ormsby continued purchasing property, leasing many buildings for Carson City's early drugstores, saloons, boarding houses and restaurants. She was active in supporting the territorial legislature and was given a permanent seat in one of its sessions.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See attached sheet)

10GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.24

UTM REFERENCES

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ZONE EASTING NORTHING	ZONE EASTING NORTHING
VEDDAL BOUNDARY DECODIDTION	

VERBAL BOUNDARY DESCRIPTION

The house at 304 So. Minnesota St. in Carson City, Nevada is situated on the East 1/2 of the North 84.30 feet of Block 30 S.T.S. division. It is bounded on the North 120 1/2 feet on 3rd Street and on the East 84.30 feet on Minnesota Street. It lies within the S.E. qt. of Sec. 18, Township 15N, Range 20E.

ORGANIZATION DATE Private Citizen TELEPHONE STREET & NUMBER TELEPHONE 611 Mary Street STATE CITY OR TOWN STATE Carson City Neva 2 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS: NATIONAL STATE As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (hereby nominate this property for inclusion in the National Register and certify that it has been evaluated criteria and procedures set forth by the National Park Service. STATE HISTORIC PRESERVATION OFFICER SIGNATURE DATE TITLE Administrator, Div. of Historic Preservation & Archeler R NPS USE ONLY I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER OMATE DATE	OUNTY BOUNDARIES	S OVERLAPPING STA	S FOR PROPERTI	STATES AND COUNTI	IST ALL	Ľ
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The west gable features a double hung window with lights in 6/6 arrangement/plain brick by sill/no surround/flat head with brick vertical vossoirs. A small, single hung window with lights 1/1 and no trim is adjacent to the gable window.

20th century windows - horizontal, aluminum sliding units with brick header sills in the west addition/three-part "picture window" units in the south addition feature aluminum frames, brick header sills and heads.

Main Entry:

East facade (main) entry is recessed/original door missing/door side lights (4 to a side) and 22" x 30" etched glass transom surround door/ granite threshold is original.

Roof:

"ell" shaped, wood shingled, gabled roof with a 8/12 pitch covers the 1 1/2 storey portion of the house/gable ends feature short return of the boxed cornice and fasciated frieze.

20th century portions - roof is approximately 4/12 pitched gable with wood shingles, boxed cornice (with short return at gable ends) no frieze.

Car port roof is shed roof which carries over the small one storey 19th century addition on north-west corner of house.

The only chimney is a brick affair projecting from the west slope of the recent south addition.

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Interior Description:

<u>General Notes</u>: original flooring was 6 inch pine board/work done in 1930's recovered pine floor with narrow hardwood flooring.

Original walls - framed with 2 inch studs covered with lath, plaster and paper - largely intact except for recent coverings.

Ceiling joists are 3 x 12 inch pine. First floor ceilings in dining and parlor rooms were lowered during 1950's; obscuring original ceiling. Medallions and cornice mouldings/recent restoration efforts have duplicated the embellishments upon the lowered ceiling which conceals plumbing and electrical work.

The two original fire places are inoperative.

First floor principal features include:

- 1. Original entry hall.
- 2. Original straight-run stairway with 17 risers, turned pine balisters and newell post.
- 3. Original dining room/parlor/master bedroom spaces (adapted to serve as office facilities).
- 4. Original kitchen (remodeled to closets and hallway).
- 5. 1960's kitchen and living room (additions to south).
- 6. Nursery (remodeled) on north-west corner.
- 7. Modern bath.

Second floor principal features include:

- 1. Stair landing.
- 2. Three bedrooms (adapted to office use).
- 3. Recent small bath..
- 4. Former trunk storage closet (now receptionist room).

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Mrs. Orsmby had this house constructed of bricks made in T.T. Israel's brickyard, not far away from the house site. Israel was also the building contractor. Mrs. Ormsby's brother, John K. Trumbo, was a lumber merchant and supplied the clear, knot-free pine used in the construction.

While living in the house, Margaret and her daughter, Lizzie, entertained notables such as Mark Twain, Territorial Governor J. W. Nye and Nevada's first elected State Governor, A. G. Blasdel.

After Margaret's death in 1866, the house was occupied by Lizzie and her husband, Dr. W. G. Wayman.

Lieutenant Colonel John Rosser, one of Carson City's pioneers, was the 1870 owner who made the enlargements on the house. He was a butcher by trade and received his commission in the Nevada militia by the State's second Governor, L. R. Bradley. He held a monoply on Carson's first meat markets, owning most of them plus the slaughter house. He was active in supporting State government, being one of the few capitalists to help finance the State Printing Office (HABS, 13-9) Colonel Rosser subsequently became the owner of the original Ormsby House Hotel, lately located on Carson Street and first owned and built by Major Ormsby.

In 1904 the new owner of the "Rosser Residence" was Mrs. Mary Jones, sister of Mrs. Mathias Rinckel (HABS, Nev. 13-17). Mrs. Jones, upon coming west had originally settled in Genoa about the same time the Ormsby's had and is considered one of the Genoa pioneers.

Joseph Kane, Engineer for the Nevada Highway Department, was the 1912 owner. He was the grandson of Mrs. Mary Jones.

Mr. Edgar Norton, bookkeeper for the State Highway Department, purchased the house in 1928. He was Mayor of Carson City while occuping the house and later a Lieutenant Colonel of the U.S. Army.

In 1939 the house was purchased by Sture Svensson, one of Carson City's most renowned building contractors and cabinet-makers. He occupied the house for 38 years. He was responsible for the 1960's south addition. After Mr. Svensson's five children had grown and he had retired, the house was sold the present owner.

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The present owner, James E. Brennan, in 1977 purchased the house for his residence. Mr. Brennan's family were pioneers of the Reno-Sparks area before Reno was founded. His grandmother, Rosie Lagomarsino, was born in 1862 on the old family ranch located between Reno and Sparks. The family was large land owners in Washoe and Storey Counties. A canyon in Storey County, site of the most prolific and best preserved Nevada Indian petrogylphs, was named "Lagomarsino Canyon" in honor of its original owner.

During the winter of 1978-79, Brennan and his associates decided to use the historic structure as a commercial building. They are engaged in a rehabilitative restoration, striving for authenticity of the home's early character, but keeping in mind its planned use as real estate and insurance office. His decorator has kept a portfolio of photos and early examples of wallpapers and carpets which will remain with the house. The new wall papers and paint selection are similar to those which had been used in the Ormsby-Rosser period.

This house is located in the "Carson City Historical District" as per State Historical Marker #74, dedicated on September 18, 1971. It is also included in the Carson City Chamber of Commerce illustrated guide entitled "Carson City Historic Tour". In addition, a drawing of the house may be seen in the "Birds Eye View of Carson City, Ormsby County, 1875".

Harley J. McKee made a drawing and notes of the house on August 1972, while making a preliminary survey for the HAB first survey in Nevada. He intended it for a future recording and wrote: "304 S. Minnesota (S.W. corner at Third)--brick, 1 1/2 story--brick hoodmould-- additions and alterations--facade would be impossible to photograph". Note: Since then the overgrown foliage has been trimmed.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE

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- Ormsby County Assessor's Books, Start 1862
- Carson City Recorder's Books, Court House
- Directories Starting 1862 to 1940

<u>Carson Daily Independent</u>, Sept. 1, 1863, Vol. I, No. 31 <u>Carson Weekly</u>, May 15, 1911, Vol. XV, No. 11 <u>Territorial Enterprise</u> Starting 1859 (May 19, 1860) (March 19, 1859) (March 31, 1860) (Dec. 31, 1859) (Dec. 17, 1859) (July 30, 1859) (etc.)

Silver Age 1861 to 1863

Utah 1860 Census

Interviews with life-long residents via telephone and tape recording.



SANBORN MAP CO. FOR JUNE 1907, CARSON CITY - POPULATION: 4,000 - RED MEANS BRICK, X= SHINGLE ROOF. DOTTED LINE = PORCH, I= ONE STORY, 11/2= ONE AND 1/2 STORY SCALE SO FT. TO AN INCH



ABOVE DRAWN FROM ORIGINAL MAPS BY NOREEN I.K. HUMPHREYS JAN. 1979



ORMSBY-ROSSER LOUSE CARSON CITY, NEVADA ARTIST-AUGUSTUS KOCK "BIRDSEYE VIEW OF CARSON CITY-1875" NOREEN 1. HUMPHREYS VIEW TO SOUTHWEST MAR 26 1979 304.79.D

Carson City (ind. City)