

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED APR 9 1987
DATE ENTERED JUL 2 1987

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

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

1 NAME

HISTORIC

Kitzmeyer Furniture Factory

AND/OR COMMON

SAME

2 LOCATION

STREET & NUMBER

319 North Carson Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Carson City

CONGRESSIONAL DISTRICT

2

STATE

Nevada

CODE

32

COUNTY

Carson City

CODE

025

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- N/A **PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Thomas and Linda Johnson

STREET & NUMBER

1200 Angeles Camp

CITY, TOWN

Carson City

STATE

Nevada 89701

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Carson City Courthouse

STREET & NUMBER

Carson Street

CITY, TOWN

Carson City

STATE

Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Carson City Resources Inventory

DATE

1980

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Nevada Historical Society

CITY, TOWN

Reno, Nevada

STATE

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY

The Kitzmeyer Furniture Factory is a symmetrical, two-story, Italianate-style, commercial building constructed in 1873 by George Kitzmeyer as a furniture factory and showroom. The Kitzmeyer building is one of the few surviving Italianate-style buildings in Carson City and is the most ornate example of the once popular commercial style. The building is currently used as real estate offices.

Elaboration

The Kitzmeyer Furniture Factory is constructed in common bond brick, fired at the Gardner Ranch near Carson City. The building is supported by a masonry foundation; added to the structure within two years of its construction. The building terminates in a flat roof marked by a low parapet. This roof was originally clad in tin and is now sheathed in composition roofing.

A single story, open, wooden porch originally spanned the Carson Street (W) and Telegraph Street (N) elevations. This porch was banded by a low, turned balustrade at the second story level. The porch was removed in the early twentieth century. The principal Carson Street first story, commercial front as well as the first bay of the Telegraph Street first story elevation were infilled with Flemish bond brick in the early twentieth century. This infill is clearly distinguishable from the original construction. The principal features of the building's original design are, however, sufficiently intact to convey the original design.

The second story of the building survives intact and incorporates two-light-over-two-light sash windows enframed by simple wood surrounds. These windows are supported by slightly projecting, brick sills and molded wooden lintels. The west and north elevations are banded by an ornate cornice with full entablature incorporating a paneled frieze and paired brackets.

The interior of the building was remodeled in 1901 and 1931 as a result of its change in use from a furniture factory and showroom, to a mortuary and then to a real estate office.

Surviving, original, first story interior features include simple, door and window moldings. The second story retains its original, five-panel, wood doors, window and door surrounds with corner blocks and wide baseboards. Notable interior finishes dating to 1931 includes tongue-and-groove wainscoting, and recessed square ceiling panels with molded joints.

8 SIGNIFICANCE

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

SPECIFIC DATES Built 1873

BUILDER/ARCHITECT Architect Unknown

STATEMENT OF SIGNIFICANCE

SUMMARY

The Kitzmeyer Furniture Building is locally significant to the architectural and historical development to Carson City, Nevada. The building is the oldest, Italianate-style commercial building to survive in the commercial core of Carson City.

Historical Background

The Kitzmeyer Furniture Factory was constructed in 1873 by George W. Kitzmeyer (1836-1989). Kitzmeyer, a native of Germany, was attracted to Carson City in the late 1860s as a result of the Comstock mining boom. Once in Nevada, he established a harness shop in partnership with his two brothers. George Kitzmeyer also continued to pursue his first vocation as a furniture maker. By 1873 he was sufficiently established to construct a furniture factory and showroom on the corner of Carson and Telegraph Streets in Carson City.

The construction of the building is documented through numerous articles appearing in the Carson City Daily Appeal during the summer and fall of 1873. Originally designed as a three-story structure, the building was completed as a two story building in December, 1873. The building housed a first story furniture and housewares showroom and a second story furniture factory.

Following George W. Kitzmeyer's death in 1898, the furniture business along with the Carson Street building passed to his son, George E. Kitzmeyer, an undertaker. The younger Kitzmeyer continued to operate the family furniture business until 1901 at which time the Carson Street furniture factory/showroom was converted to a mortuary. The Kitzmeyer mortuary business was expanded in 1903 to include establishments in Virginia City and Gardnerville. The Carson City building continued to serve as a mortuary until 1939. A real estate sales office has occupied the first floor of the building since the 1960s. The upper floor of the structure is vacant.

Criteria C

The Kitzmeyer Furniture Factory is the oldest surviving Italianate-style, commercial building in Carson City, Nevada. The building was documented as part of a comprehensive architectural survey funded through the Nevada Division of Historic Preservation and Archeology and the National Park Service in 1980. This survey, undertaken by Historic Environment Consultants of Sacramento, California, identified twelve historically or architecturally significant buildings in downtown Carson City. Of these twelve, the Kitzmeyer Furniture Factory was found to be the most intact example of Italianate-style architecture associated with the commercial development of late 19th century Carson City.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Carson Daily Appeal: 12/31/1873; 6/13/1873; 10/8/1873; 10/9/1873; 10/28/1873;
 11/12/1873; 11/20/1873; 1/19/1875; 7/11/1900; 1/2/1901; 6/8/1931
 Davis, Sam P., 1913, The History of Nevada: Reno, NV p. 1142
 Ormsby County Recorders Deeds
 Carson City Resource Inventory, 1980.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 27'-0" x 85'-0", less than one acre (0.05 acre)
 UTM REFERENCES

A	1 1	2 6 2 0 5 0	4 3 3 8 6 2 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

See attached.

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

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

Revised and Edited by: Kathryn M. Kuranda, Architectural Historian, Historic Preservation and Archeology, Carson City Nevada 89710

NAME/TITLE	DATE
Elizabeth Beckham	
ORGANIZATION	
Virginia City Limited Partnership	3/31/86
STREET & NUMBER	TELEPHONE
P.O. Box 382	702-335-7418
CITY OR TOWN	STATE
Virginia City	Nevada 89440

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE	<i>Ronald M. Jones, Deputy</i>	DATE	3/30/87
TITLE	State Historic Preservation Officer		

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<i>Laura McClelland</i>	DATE 6/22/87
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	
ATTEST	DATE
KEEPER OF THE NATIONAL REGISTER	

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 4/9/87
date entered

Continuation sheet

Item number 8

Page 2

The Carson City commercial district is characterized by the small scale, linear development associated with western towns of the period. Surviving historical records and period photographs document that the majority of the town's original commercial buildings were one to two story, brick and frame structures of simple Italianate design similar in overall configuration to the Kitzmeyer Furniture Factory.

The original architectural character of the principal street has been seriously eroded during the twentieth century to include modest scale, mid-twentieth-century, commercial, vernacular buildings constructed in masonry along with garish casinos incorporating plastic and plate glass.

The Kitzmeyer Furniture Factory is one of the few surviving buildings to reflect the original architectural character of the community. Despite modifications to the first story of the building, the Kitzmeyer Furniture Factory retains sufficient integrity to convey those characteristics architecturally significant to Carson City.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 4/9/87
date entered

Continuation sheet

Item number 10

Page 1

10. Verbal Boundary Description

All that certain lot, piece or parcel of land situate in Carson City, State of Nevada, described as follows:

All that portion of Block 31 of PROCTOR AND GREEN'S DIVISION OF THE CITY OF CARSON CITY in the City of Carson City, County of Ormsby, State of Nevada, described as follows:

Beginning at the Northwest corner of said Block 31; thence along the West line of said Block 31, South 0°14'12" West, 25.26 feet to the Northwest corner of that part of Block 31, described in Parcel No. 2 of the Judgment and Decree given in Case No. 23422 in the First Judicial District Court of the State of Nevada in and for the County of Ormsby, entitled RUTH E. KELLY, Plaintiff vs. ELIZABETH MARY PHILLIPS et al, Defendants a certified copy of which was recorded April 19, 1962 in Book 97 of Powers, Plats and Miscellaneous at page 118, thence along the North line of said Parcel No. 2, North 89°53'56" East 85 feet more or less to the West line of that parcel of land first described in that deed to Tom Pardini et ux recorded June 14, 1951 in Book 57 of Deeds, at page 495, Ormsby County, Nevada, records, thence along said West line Northerly to the North line of said Block 31; thence along the North line, Westerly to the point of beginning.