

## Saint Peters Episcopal Church Rectory Report



*prepared for*

The Historic Resources Commission of Carson City  
And The Planning Division of Carson City  
2621 Northgate Lane, Suite 62  
Carson City, NV 89706

*by*

Peter Serafin, Architect  
Carter + Burton P.L.C.  
11 W. Main St., Berryville, VA 22611  
(540) 955-1644 [pete@carterburton.com](mailto:pete@carterburton.com)  
[www.carterburton.com](http://www.carterburton.com)

*and*

J. Daniel Pezzoni, Architectural Historian  
Landmark Preservation Associates

6 Houston St., Lexington, VA 24450  
(540) 464-5315 dan@landmarkpreserve.com  
www.landmarkpreserve.com

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## Report Summary

In 2008 Carson City retained the services of architect Peter Serafin of Carter + Burton P.L.C., and architectural historian J. Daniel Pezzoni of Landmark Preservation Associates, to document and prepare historic structure reports for three buildings in the Carson City Historic District: First United Methodist Church, Saint Peter's Episcopal Church, and Saint Peter's Episcopal Church Rectory. Fieldwork undertaken in March 2008 and subsequent research documented the physical condition, architectural characteristics and development, and historic associations of the buildings. The historic structure reports present the findings of the documentation in text, photographs, and plan and elevation drawings. The reports also make rehabilitation recommendations in accordance with the *Secretary of the Interior's Standards for Rehabilitation* and discuss the potential National Register eligibility of the buildings. CDs with the originals of the report photographs and additional photographs are another product of the work.

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## Introduction

Saint Peter's Episcopal Church Rectory is a simple building of considerable historical and architectural interest. The small brick house appears to have been built ca. 1862 for John K. Trumbo. It was used by Nevada's first state governor, H. G. Blasdel, as his office and probably also his residence during the 1860s and early 1870s, making it very likely Nevada's oldest surviving State Governor's Residence. The house preserves many features associated with its original construction and a ca. 1870s Victorianization. It was acquired for a rectory by Saint Peter's Episcopal Church in 1891 and remains in the ownership of the church.

This report, prepared under the aegis of the Carson City Planning and Community Development Division by architectural historian Dan Pezzoni and architect Pete Serafin, provides the St. Peter's congregation, the City planning authority and Historic Resources Commission, and the Nevada State Historic Preservation Office (SHPO) with information on the architectural and historical character and preservation issues related to St. Peter's Episcopal Church Rectory so that informed decisions can be made about the building's future.

The consultants were assisted in their work by Hallie Murphy with the St. Peter's Episcopal Church vestry, by Carson City Planner Jennifer Pruitt (the project contact), and by Rebecca R. Ossa, Architectural Historian with the Nevada State Historic Preservation Office. Assistance was also provided by Jed Block, Historian, Carson City; Rolfe Chase, historian; Christopher G. Driggs, Nevada State Archives; Dr. Michael Green, University of Nevada; Mella R. Harmon, Nevada Historical Society; Mitch Ison, Reference Librarian, Nevada State Library; Janet Klauber, San Diego; Sue Ann Monteleone, Nevada State Museum; Hallie Murphy, St. Peter's Episcopal Church; Robert Nysten, Nevada State Museum; Tim Swenson, President, Museum of Local History, Fremont, Ca.; and Maya Ujie, Reference Librarian, Lexington, Va.

## **Historic Context**

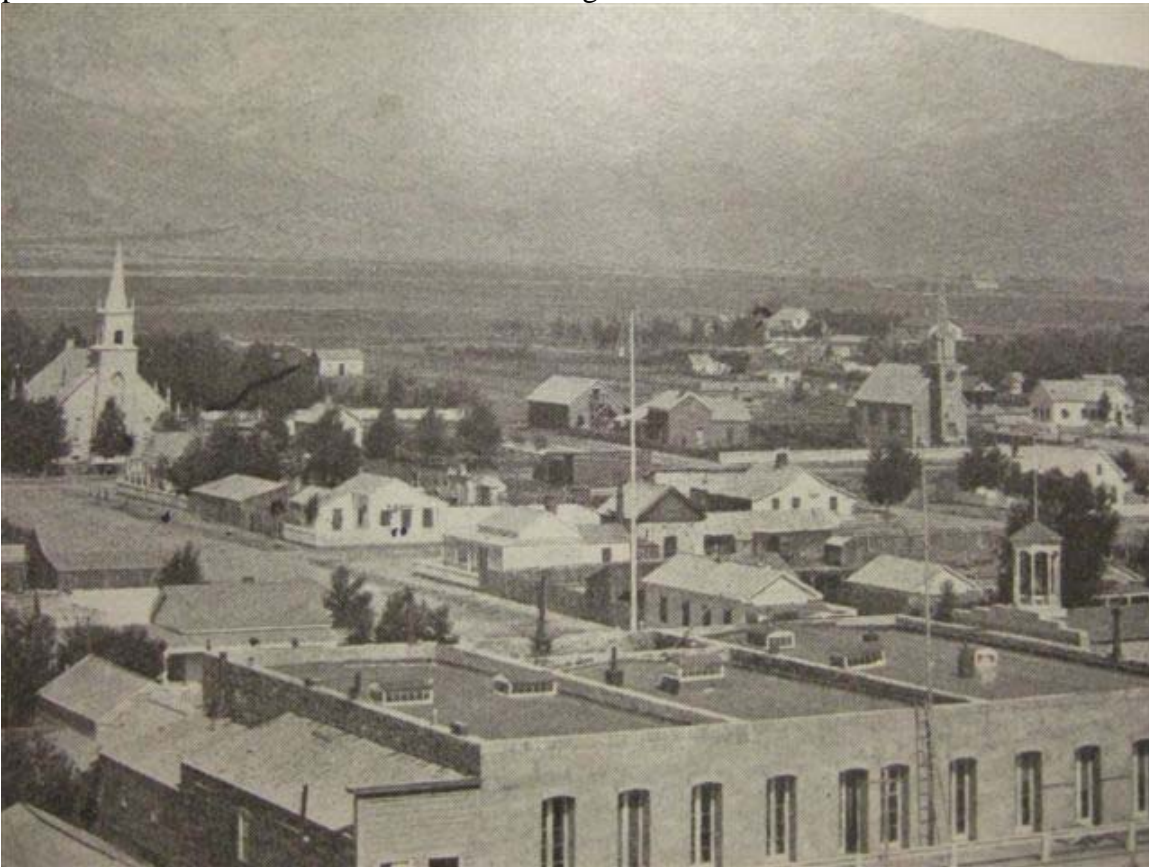
### *Summary*

St. Peter's Episcopal Church Rectory ranks among Carson City's oldest and most significant historic dwellings. The small brick house was apparently built in 1862 for John K. Trumbo, a leading figure in the early political and commercial development of Nevada and the Carson City area. In 1864 Trumbo sold the property to merchants Francis Mandlebaum and Abraham Klauber, the latter a prominent member of Nevada's early Jewish mercantile community. Henry Goode Blasdel, Nevada's first state governor (1864-71), used the property as his office beginning in 1867 and likely used it as his residence as well, perhaps as early as 1864. The evidence suggests that the Rectory therefore served as Nevada's first State Governor's Residence in the 1860s and early 1870s. During the ownership of businessman M. D. Hatch from 1872 to 1888 the house was Victorianized by the addition of a bay window and other architectural features and the grounds were landscaped using stone planting bed and walkway borders, presumably under the direction of Hatch's wife Bertie A. Hatch. St. Peter's Episcopal Church acquired the house in 1891 and converted it to use as a rectory and occasional rental property. In recent decades the Rectory housed a church preschool.

### *Early History*

The Rectory was apparently built for John K. Trumbo on his property constituting Block 35 in Carson City's Proctor and Green subdivision. John Keithley Trumbo (b. 1821), a native of Bath County, Kentucky, went to California in 1849 and had moved to the Carson Valley town of Genoa by the end of 1857. The 1860 federal census lists him as a thirty-eight year-old lumber merchant living in the household of his father-in-law, famed Nevada pioneer Colonel John Reese. The census notes that Trumbo and his twenty-one year-old wife Mary had at the time two sons: Isaac (b. ca. 1858) and William M. (b. ca. 1860). Mary McIntosh (Reese) Trumbo, who like her father was Mormon, was Trumbo's second wife. In *History of Nevada* historian Myron Angel recounted a story that sheds light on Trumbo's forceful personality. In 1858 Trumbo encountered a squatter on his father-in-law's land along the Carson River and was shot in the leg during the ensuing

confrontation. (According to another account the altercation and shooting occurred in 1860.) Angel included the following description: “John K. Trumbo, whilom of Salt Lake City, where he exhorted the saints, and in later years in persuasive strains extolled the worth of old wagons, harness, saddles, and the fine points of both broncho and emigrant horses and mules, as an auctioneer [in Sacramento’s horse market].” Trumbo joined his father-in-law John Reese and other political leaders in seeking territorial status for the “territory commonly known as the Great American Basin” in 1857 and again at a June 6, 1859, meeting in Carson City that drafted a resolution promoting territorial organization for Nevada. Deed records note that Trumbo had moved to Carson City by June 25, 1862. He moved to Utah in 1867 before returning to California and ultimately Kentucky. His son Isaac Trumbo (1858-1912) was prominent in California and Utah business and political circles. He was a leader in efforts to gain statehood for Utah in the 1890s.<sup>1</sup>



1. The Rectory and its warehouse/barn appear to the left of St. Peter’s Episcopal Church in this ca. 1871 view.

John Trumbo’s occupations as a lumber merchant and sawmill owner familiarized him with the construction trades. Prior to September 1, 1860, Trumbo was part owner, with John or Jonathan Reese (the deeds give both variants of Reese’s name), of a flour mill and sawmill located in Genoa. Trumbo was a principal supplier of lumber for the newly established town of Carson City, as reported in the September 17, 1859, issue of the

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<sup>1</sup> Ellison, *Index and Inventory to the Records of Carson County*, 11; Becker, “Colonel Isaac Trumbo;” Feltner, *Trumbo Family*; Angel, *History of Nevada*, 43-45, 379-380, 558.

*Territorial Enterprise*: “The scarcity of lumber is a great drawback to our prosperity; J. K. Trumbo disposes of his lumber weeks in advance.” Trumbo acquired Reese’s share in the mills and sold it to Abraham Curry in late September 1860. Curry was a leading early developer of Carson City and also one of the community’s principal building contractors. Historian Doris Cerveri notes that with his son, who sometimes assisted him, Curry built many houses in the town in the early 1860s. Given Trumbo’s lumber activities and his association with Curry, it seems plausible that one or both men had a hand in the construction of the Rectory. The date Trumbo acquired his Carson City building site is apparently not recorded, although it was presumably in 1862, a date accepted by historian Donald Ford. (Cerveri states that building sites were given to individuals who promised to build on them.) Trumbo is listed in Nevada’s first directory (1862) as a trader in real estate residing at the northwest corner of Division and Proctor streets. It is conceivable Trumbo lived at first in a temporary dwelling, but considering he had financial means (\$10,000 in personal and real estate in 1860), experience with and connections to the construction trades, and a young and growing family to shelter, it seems more likely he had the Rectory constructed soon after he acquired his building lot. As a trader in real estate, too, he would have been cognizant of the enhanced resale value of an improved lot.<sup>2</sup>

Trumbo continued to live at 302 N. Division in 1863, according to the directory of that year. On February 20, 1864, he sold Block 35 to merchants Francis Mandlebaum and Abraham Klauber for \$3,500. Although the sale price is a strong indication that the house existed, the April 8, 1874, issue of the *Carson Daily Appeal* presents a different scenario. The paper ran a short story on the demolition of a brick barn that stood behind the Rectory, stating “that house and barn were built by Mr. Klauber, we believe.” There may be several explanations for this account, which contradicts the evidence for an 1862 date of construction. One possibility is the reporter was incorrect, and in fact the qualifying statement “we believe” suggests uncertainty. Klauber had moved out of the area by 1874 and it is doubtful he would have been contacted to corroborate such a minor news item. Perhaps the account reflects the early addition to the house, which may have been made by Klauber shortly after his firm acquired the property (see architectural analysis below). Or perhaps the report was correct about the barn but incorrect about the house. The first tax assessment to describe Block 35 in detail, covering the year ending May 1865, refers to a “Brick dwelling house” only. Mandlebaum and Klauber owned another lot in Carson City that year with a “store barn thereon,” so had a substantially constructed brick building stood on Block 35 in addition to the dwelling prior to May 1865 it would have been noted and taxed.<sup>3</sup>

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<sup>2</sup> Ellison, *Index and Inventory to the Records of Carson County*, 75, 250; *First Directory of Nevada Territory, 1862*, 90; Ford, “Survey of Existing Buildings in Proctor & Green Subdivision;” Cerveri, *With Curry’s Compliments*, 13, 31; Bayer, *Major William M. Ormsby*, 19; Ormsby County Deed Book 1, p. 329. Ormsby County tax assessment records begin in 1863 but unfortunately they do not specify value of buildings that year.

<sup>3</sup> Ormsby County Deed Book 8, p. 38; Ormsby County Assessment Roll 1864, p. 69.





2. East (front) and north elevations of the Rectory.

Abraham Klauber (ca. 1831-1911) and his partner Francis Mandlebaum (b. ca. 1824), also a native of Bohemia, were prominent early merchants in the Carson Valley. Klauber was Jewish as was, presumably, Mandlebaum. The 1860 federal census lists A. Klauber and F. Mandelbaum (sic) as residents of the same household in Genoa. The census-taker assigned to Klauber \$5,000 in real estate and \$25,000 in personal estate (presumably store goods), although the real and personal estate were presumably jointly owned by the partners. Living with Klauber and Mandlebaum were a Kentucky-born farmer, J. F. Triplet, and three clerks: William Proschke, born in Prussia; J. Kaufmann, born in Ohio; and Henry Epstein, born in Germany.

In 1861 Mandlebaum and Klauber opened a general merchandise store in Carson City, as announced in the October 20, 1861, issue of the *Daily Silver Age*. Among the goods they offered for sale were groceries, provisions, hardware, wines, liquors, dry goods, clothing, boots, shoes, and furniture. The firm also dealt in beef cattle. According to historian Willa Oldham, writing about Carson City's early Jewish merchants, "Once the importance of the [Comstock Lode] was established these men could see a real opportunity, with Carson City as the hub, to provide the goods needed by the hard working miners and those engaged in services to assist them such as freighters, lease attorneys and the like." In late 1861 or 1862 Abraham Curry built a fireproof store for Mandlebaum and Klauber. Klauber was active in other enterprises during the period, including acquiring a part interest in a mining claim with John Trumbo and seven others

in 1863. In the early 1860s Klauber married Theresa (or Therese) Epstein, who was also from Bohemia, at a ceremony in Sacramento. Epstein was the sister of Henry Epstein, Klauber's boarder in 1860, who served in Nevada's first state legislature in 1864 and was later Klauber's business partner. Among the Klaubers' children was Elvira (Ella), born in Carson City in 1863, who as Ella Wormser in later life was a noted San Diego artist.<sup>4</sup>

In 1865 Francis Mandlebaum sold the north half of Block 35 to the town's Episcopal congregation, which built St. Peter's Episcopal Church on the parcel in 1867-68. In April 1869 Mandlebaum, described as a resident of San Francisco, sold his interest in the remaining half of Block 35 to Klauber, who was described as a resident of Douglas County. Since neither Mandlebaum nor Klauber apparently occupied the Rectory on a full-time basis in later years, it may have been rented out. In 1869 Klauber moved to San Diego, where he rose to prominence in the city's Jewish mercantile community, although he retained ownership of a ranch in Douglas County into the 1870s.<sup>5</sup>

### *Governor Blasdel Period*

On August 24, 1869, several months after he had acquired full ownership of the Rectory, Abraham Klauber sold the property to Thomas Wells for \$1,500. Thomas Wells (1823-1901) settled in Carson City in 1864 and began practicing law. In 1866 the *Carson Daily Appeal* described him as "Judge Wells" and "Thomas Wells, Esq., Governor Blasdel's Private Secretary." Wells had been appointed private secretary for Henry Goode Blasdel, the first Governor of the State of Nevada, in December 1864, and he remained in that capacity through the conclusion of Blasdel's second term in January 1871. On August 24, 1870, Wells sold the Rectory to Blasdel for \$1,500. The exact one-year period of Wells' ownership suggests Wells was actually buying the property for Blasdel in 1869, and in fact the 1870 Wells-to-Blasdel deed includes the description "on which are two brick buildings, one a warehouse, the other a dwelling house, now used as an office by the party of the second part," meaning Blasdel. Research into Warrant Registers records by Nevada State Archivist Chris Driggs has determined that Mandlebaum and Klauber were paid rent by the state for use of their property for the Governor's office beginning in early 1867.<sup>6</sup>

H. G. Blasdel was born in Indiana in 1825. In 1845 he married Sarah Jane Cox (ca. 1828-1904), entered into commerce, and briefly captained a river boat in which he owned an interest. Blasdel went to California in 1852 to mine gold but soon switched to farming and business. In the early 1860s he relocated to Virginia City where he acquired the Potosi Mine and later built the Hoosier State and Empire mills. A reputation for integrity

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<sup>4</sup> Ormsby County Powers, Plats, and Miscellaneous Book 7, p. 1; *Daily Silver Age*, October 20, 1861, and April 3, 1863; "Territorial Enterprise Index;" Oldham, *Carson City*, 136; Cerveri, *With Curry's Compliments*, 31; Klauber, "90 Years in San Diego;" "Alice Ellen Klauber;" "Laurence M. Klauber;" "Ella Klauber Wormser;" Harrison, "If only Great Aunt Florence."

<sup>5</sup> Ormsby County Deed Book 12, pages 321, 421; *Carson Daily Appeal*, June 16, 1874; Klauber, "90 Years in San Diego."

<sup>6</sup> Chris Driggs personal communication; McDonald, "Thomas H. Wells;" *Carson Daily Appeal*, July 3, 1866; Ormsby County Deed Book 12, p. 421, and Deed Book 14, p. 125; Rocha, "In Carson City There are Many Mansions."



and involvement in national Republican politics—Blasdel played a role in the nomination of Abraham Lincoln to a second presidential term—led to his being drafted as Republican gubernatorial candidate for the newly created State of Nevada. Blasdel won, and in his two terms as Nevada’s first governor he helped establish the state government and promoted mining and other economic development activities. Henry and Sarah Blasdel were ardent Methodists who were active in the establishment of Carson City’s First Methodist Church. They were also teetotalers. The Governor opposed gambling, which he considered “an intolerable and inexcusable vice” and “a blot and a stain upon the state.”<sup>7</sup>

In addition to using the Rectory as the Governor’s office beginning in 1867, Blasdel occupied the Rectory as his residence in 1871, according to a directory of that year. There is evidence to suggest Blasdel and his family occupied the Rectory earlier, while he was governor. Blasdel did not own real estate in Carson City prior to 1870, therefore he presumably rented residential quarters. Directories such as the one for the year 1868 describe Blasdel’s residence as the “Executive Mansion” without identifying its location. There was no official Executive Mansion during the nineteenth century, so the term meant simply the residence of the Governor. Prior to 1867 office space for the Governor was rented in the Sweeney Building at the corner of Curry and King streets. By moving his state-subsidized office to the Rectory, assuming he already lived in the house, Blasdel would have economized on house rent, since the state would in effect have been paying rent for both his office and residence. Chris Driggs points out that Blasdel was often financially pressed due to his speculation in mining properties, so such an arrangement would have been beneficial to him.<sup>8</sup>

Another possibility is that Blasdel moved both his residence and office to the Rectory in early 1867. The house-wing form of the building with separate front entrances may have suited the Rectory to Blasdel’s purposes when he (hypothetically) decided to combine his residence and office under one roof. Evidence that Blasdel lived in the Rectory while he was Governor is also provided by the 1870 federal census, taken in June 1870. The census taker recorded Blasdel, Thomas Wells, and one Henry Fulstone sequentially, an indication that they lived in adjacent houses. At the time Fulstone, an English-born shoemaker, lived at the corner of Division and King streets two blocks south of the Rectory. (The Methodist Church Parsonage and potentially other dwellings stood between the Rectory and Fulstone’s house, so their absence as intervening households complicates this interpretation.)

The Rectory, therefore, appears to have served as Nevada’s de facto Governor’s Mansion during some or all of Governor Blasdel’s two terms. In 1870 the Blasdel household (number 246 in the census) included Blasdel; his wife, Sarah; a twelve-year-old son, H. G. Blasdel Jr.; a seven-year-old daughter, L. M. Blasdel; a white domestic servant named Margaret Wheeler; E. W. Cox, identified as a miner, probably a relation of Mrs. Blasdel’s; and Yug Mon Gee, a Chinese cook. In 1870 Blasdel’s wealth was reported as

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<sup>7</sup> Myles, *Nevada’s Governors*, 12-17; Green, “Blasdel, Henry Goode;” Colbruno, “Michael Colbruno’s Mountain View Cemetery Tour.”

<sup>8</sup> “Carson City Directories, 1862 to 1917.”

\$40,000 in real estate and \$99,999 in personal estate. These figures may be low; Blasdel is said to have realized \$200,000 from his operations in the White Pine mining district in 1869. The next household listed in the census (number 245), that of Thomas Wells, included his wife, S. A. Wells (b. ca. 1825), and Sing Ah, a Chinese cook. Whether Wells lived at the Rectory also, or in some other building on the property, is a question. Blasdel and Wells' Chinese cooks may have lived in secondary dwellings or outbuildings, an arrangement for which there is precedence in the area (the 1857 Van Sickle Station Hotel, for example, had outbuildings where Chinese servants lived). The upper level of a brick warehouse that stood behind the Rectory until 1874 would have been suitable for housing.<sup>9</sup>

After his political retirement, former Governor Blasdel traveled extensively on business and may not have lived in the Rectory for much of the time. One of his activities in 1871 and 1872 was defending his claim to a section of the lucrative Treasure Hill mines in the White Pine district. After he sold the Rectory in 1872, Blasdel lived in Virginia City and, in 1875, in Gold Hill. He later moved to California and built a mansion in the Fruitvale area of Oakland where he died in 1900.<sup>10</sup>

### *Later History*

H. G. Blasdel sold the Rectory to M. D. Hatch on August 23, 1872, for \$2,500. Marvin Dean Hatch (b. 1841), a native of Vermont, accompanied his parents to California in 1852 and moved to Carson City in 1867. He is described as a store clerk in an 1868 directory. According to his biography in *History of Nevada*, Hatch “engaged in the mercantile and lumber business, where, by strict application to his business, he acquired a competence, and retired from active business life” by the early 1880s. He married Maine native Bertie A. Davis (b. ca. 1851) of Glenbrook on October 20, 1869. Davis was presumably a daughter of the Mr. Davis—probably “mill man” A. H. Davis (b. ca. 1817)—who co-owned the Glenbrook Planing Mill where Hatch was employed during the early 1870s. In the 1870 federal census Hatch is listed as a bookkeeper, the job he may have had at the Glenbrook Mill Company (an alternate name for the planing mill) or perhaps his position in the store where he clerked in the 1860s. In April 1874 Hatch entered into partnership with merchant A. B. Driesbach. As noted in the pages of the *Carson Daily Appeal*, “The new firm of Driesbach & Hatch is in full blast at the old stand of A. B. Driesbach. The old partner is well known all over Ormsby, Douglas and Esmeralda counties, and in fact all over this coast, as ABE and the new member is well and favorably known in Carson, and was for a long time clerk in the same store, but is now a full fledged partner.” Driesbach and Hatch advertised a standard assortment of general merchandise but they also sold architectural supplies such as doors and windows (perhaps manufactured at the Glenbrook mill), window glass, window blinds, California lime, cement, paint, and wallpaper.<sup>11</sup>

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<sup>9</sup> Jackson, *Treasure Hill*, 120.

<sup>10</sup> Green, “Blasdel, Henry Goode;” Jackson, *Treasure Hill*, 180; Dangberg, *Carson Valley*, 42; postcards addressed to H. G. Blasdel in the Nevada Historical Society Collection; Myles, *Nevada's Governors*, 17.

<sup>11</sup> Angel, *History of Nevada*, 381, 559; *Carson Daily Appeal*, April 28 and August 2, 1874.



3. The Rectory's stone walkway and flower bed borders were probably added during the Hatch years.

The Hatches settled into life at 302 N. Division, which they owned for sixteen years, longer than previous owners. The 1880 federal census lists Marvin, Bertie, and daughters Gertie D. (age 6) and Mabel L. (age 3) as residents of the house. In 1888 the name Anna A. Hatch was associated with the property. According to historian Rolfe Chase, Anna Hatch was Marvin's wife, which suggests Bertie had died and Marvin had remarried. That year the property was acquired by Andrew Roberts (b. 1846), the owner of the Globe Saloon, who is described as a Canadian-born "liquor dealer" in the 1880 federal census. Roberts sold the property to St. Peter's Episcopal Church on July 1, 1891, for \$3,500. According to St. Peter's historian Lloyd Thomas, subsequent to the sale "the Woman's Guild undertook extensive repairs and furnished the house throughout, involving an expenditure of \$1000." In 1900 it was reported in the St. Peter's news sheet, *The Parish Rubric*, that "The rectory is in perfect condition now, thanks to the good women of the Guild. Aside from new carpets, upholstering and fresh paper, electric lights have been put in." The first rector to occupy the refurbished house may have been the Reverend J. Fred Holmes, who served the parish from 1890 to 1892. Holmes was followed by J. W. Hyslop (1892-96) and James B. Eddie (beginning in 1896). The

Rectory was also used by the St. Peter's Altar Guild, which held a meeting in the house in September 1896.<sup>12</sup>



4. The Rectory's interior appearance dates in large part to renovations in the 1950s. This view of the room in the main section shows the 1950s stair.

When the Rectory was not occupied by a rector the St. Peter's vestry rented the house out to pay off debts. One non-rector occupant was a "trustee prisoner" from the Nevada State Prison who helped with repairs to the church in 1943. Maintenance was sporadic but apparently frequent during the period. According to parish records, a clothes closet was added to the "front bedroom" (perhaps meaning the tongue-and-groove closet in the upstairs room) in 1918 and a back porch was constructed (of which there is apparently no trace today). In 1923 the upkeep of the Rectory was transferred to the Women's Guild, which promptly devoted itself to repairs. Linoleum was placed on the kitchen and bathroom floors in 1925 and the house was reshingled and painted in 1927 (the red-painted shingle roofing on the rear frame wing was apparently not reshingled in 1927 since its shingles are attached with cut nails). The Rectory interior was overhauled in 1956 (possibly beginning in 1955) in preparation for the pastorate of the Reverend Richard Rogers Houssell, which began in September 1956 (Houssell moved in in the last week of October 1956). A rear frame wing added in the nineteenth century was enlarged

<sup>12</sup> Ormsby County Assessors Map Book 1883-1884; Ford, "Survey of Existing Buildings in Proctor & Green Subdivision;" Thomas, *Fifty Years of a Frontier Parish*, 27-28; Chase, St. Peter's research, 21, 25; *The Parish Rubric*, September 1896.

in the 1950s, possibly at the same time as the interior renovations. The house served as a rectory into the early 1980s. In 1984 it was renovated for a preschool which became known as the Rectory Pre-School (some accounts date the opening of the preschool to 1983, others to 1987 or 1988). According to a 1984 newspaper article, “Nearly \$10,000, borrowed from the Episcopal Diocese of Nevada, is being spent to update the electrical system, bring the building to code standards and refurbish the interior.” In 2005 the preschool, then known as the Rectory Christian Preschool, closed due to declining enrollment and reduced staff.<sup>13</sup>

## **Architectural Description**

### *Summary*

The Rectory is an east-facing brick dwelling apparently built in 1862. The house is comprised of four sections: a story-and-a-half brick section forming the southeast corner (referred to as the “main section” throughout the report), a one-story brick wing on the north side (“side wing”), a one-story brick wing extending from the rear or west gable end of the main section (“rear wing”), and a one-story frame wing in the angle of the L formed by the brick sections (“rear frame wing”). The rear wing appears to be original whereas the side wing appears to be an addition made a few years (or months) after the initial construction. The brick sections are painted white and have wood-shingled gable roofs. The 1950s asbestos-sided rear frame wing, which also has a wood-shingled gable roof, incorporates a shed-roofed nineteenth-century addition. Other exterior features include an 1870s bay window on the front of the main section, evidence of a former front porch, two brick flues, and typically two-over-two double-hung sash windows.

The Rectory’s interior preserves its basic nineteenth-century room arrangement, with some 1950s modifications, and is characterized by plaster wall and ceiling finishes, wood floors (mostly under modern carpeting or vinyl), and a 1950s stair in the main section. Notable early features include built-in cabinets (occupying the locations of two 1860s windows); traces of decorative finishes such as wall paint, wallpaper, and graining; and wood shingle roofing and exterior colors preserved in the attic. The lot on which the house stands includes a modern garage, a modern shed, and extensive nineteenth-century flower bed and walkway borders constructed of tooled stone blocks. The Rectory is adjoined on the north by St. Peter’s Episcopal Church. Surrounding blocks in the Carson City Historic District are occupied by historic and modern buildings.

### *Exterior*

The three brick sections are constructed in American bond with an irregular 1:5, 1:6, and 1:7 ratio of header courses to stretcher courses. Most door and window openings in the brick sections have jack-arch lintels of gauged brick. An exception is the window on the

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<sup>13</sup> Thomas, *Fifty Years of a Frontier Parish*, 36, 38, 40, 48-49; *Nevada Appeal*, August 5, 1984, and June 28, 2005; “Saint Peter’s Episcopal Church Expansion Committee Report;” Chase, St. Peter’s research, 29, 33.



gable end of the side wing, which does not appear to have a lintel (this window's wire-nailed construction suggests it was added in the twentieth century). There is a staggered brick joint between the main section and side wing but there does not appear to be a seam between the main section and rear wing. A rubble foundation is visible in the crawl space and above grade at the southeast corner of the main section. There are small rectangular foundation vents on the south and east sides, those on the east side with woven wire screens. Projecting from the brickwork under the eaves of the side wing are narrow wood nailers for a former front porch. The roof scar of this porch where it sheltered the entry to the main section is visible. The brick sections have wood cornices and frieze boards. The main section and side wing have cornice returns whereas the rear wing does not. The main section and rear wing cornices have narrow coved bed moldings, although that on the rear wing was partially replaced with a canted bed molding in the twentieth century.



5. Rectory brickwork and front porch evidence (nailers).

The main section front door was replaced in the late twentieth century by a door with a chicken-wire safety window and panic hardware on the interior. The door surround was also replaced, or covered. The side wing retains its historic door surround and has a replacement wood and glass panel door. The one-story angled bay window has sawn cornice brackets and, under the window sashes, aprons with molded panels. Some cut nails are visible but most nails that are visible are wire, indicating extensive repairs in the twentieth century. Above the bay window in the main section gable is a casement window. Added to the back gable of the main section is a weatherboard-sided frame extension dating to the nineteenth century. The rear frame wing is sided with asbestos



shingles over boards with v-section joints. There are plate glass windows at the wing's northeast corner that suggest a dining area immediately inside. A jog in the west elevation of the wing sheltered by an angled shed roof extension and a small cantilevered hip roof below probably results from the incorporation of a late nineteenth-century wing under the 1950s roof.



6. Rear (west) elevation.

*Interior: Main Level*

The Rectory's interior has undergone many changes over the years, yet it retains its basic room layout and character of finishes. Most doors and windows in the three brick sections have molded surrounds, those in the main section and rear wing with beaded inner edges. The same or very similar moldings are used around the windows of the non-original 1870s bay window. The surround of the main section front entry was cut into when the safety door was inserted in the 1980s. The front and back doors of the side wing have plain trim (one with 1950s Ranch trim applied to it) and the wing's one window has moldings that are different in profile than those in the rest of the house, additional evidence that this window was inserted later.



7. Front entry and bay window.

A molded picture rail wraps around the main section room. Where electrical conduit has been cut through the rail there is evidence for former wallpaper tucked under the lower edge of the rail, as well as paint colors such as pink and light periwinkle that probably date to the twentieth century (perhaps when the house was used as a preschool). Above the picture rail the wall treatment is white paint over what may be unfigured beige wallpaper over off-white paint. The bay window has crude rounded corners where it joins the walls of the room, molded apron panels under the windows, and a metal lamp hook (or possibly a hanging plant hook) with delicate cast detail in its ceiling. Under the modern white paint of the apron panels appear to be a succession of off-whites and possibly brown paint. The two-run Colonial Revival stair probably dates to the 1950s when the Rectory is known to have undergone extensive interior renovation. It has a closed string, turned balusters and newels, winders at the turn, and carpeted treads and risers in the lower run. It is possible some of the riser boards were reused from an earlier stair of similar form at the location.



8. West or back wall of the side wing showing the built-in cabinet.

Ranch trim forms the surround of the wide rectangular opening between the main section room and the side wing, architectural corroboration of the documentary evidence that the opening was created in the 1950s. The side wing has a simple crown molding and there is a seam in the molding on the south wall that appears to line up with a corner of the flue on the opposite north wall, perhaps evidence of a partition that would have divided the space into a wider front room and a narrower rear room. The built-in cabinet on the back wall of the room has double-leaf doors with a tall panel over a shorter one in each leaf. The doors are constructed with round-headed nails that have had their shiny heads covered with wood filler. The supports for the shelves inside the cabinet are cut-nailed and the backing is constructed of beaded tongue-and-groove boards. The shelves, support, and backing and the inside door faces are unpainted. The jambs of the window from which the cabinet was created are grained, and it is possible the trim around the window/cabinet is also grained under later green paint and the present yellow paint.



9. Hallway and built-in cabinet in the rear wing.

The present layout of the rear wing, which consists of a hallway and two bedrooms with closets, dates to the renovations of 1955 and/or 1956, although it is not impossible the wing was subdivided in the nineteenth century before it was made into a single room. The window sashes have metal pins for securing them in place. A glass-fronted cabinet converted from a north-facing window suggests the room was converted to a dining room in the late nineteenth century. Like the cabinet in the side wing it has a beaded tongue-and-groove backing with evidence of green paint before the present white. The cabinet now opens into the hallway, which has a ceiling lower than that in the two bedrooms, and a plywood furnace enclosure at its east end. The furnace enclosure preserves evidence of historic wallpaper and paint described below. The interior of the rear frame wing dates almost entirely to the mid-1950s and later, although a frame-like feature at about the midpoint of the kitchen relates to the former exterior wall of the smaller nineteenth century wing. The kitchen base cabinets have red formica or formica-like countertops and splashbacks, aluminum trim and drawer and door pulls, a lazy susan at the corner, and a modernistic design of parallel lines on the panel under the sink. The fluorescent light over the sink has a modernistic perforated metal shade.





10. Kitchen sink and cabinets.

*Interior: Upper Level and Attic*

The upper level of the main section contains a single room (originally a bedroom) with a doorway into the narrow storage room added on the west end. The location of the rafters and collars shows through the plaster-and-lath ceiling and canted walls of the room. At the top of the stairs are cabinets constructed of beaded tongue-and-groove boards with a decorative metal latch and a beaded nail rail inside formerly used to hang clothes. The stove flue on the east wall extends from floor to ceiling, and a portion of it wraps under the casement window, perhaps evidence of a former stove flue in the room below that was jogged to one side when it passed into the upper room in order to avoid the centered casement window. The storage room has traces of nineteenth-century wallpaper (described below; there may also be remnants of the wallpaper in the cabinets in the adjacent room) and the stepped and partially parged shoulders of the flue in the rear wing.



11. Red-painted wood roof shingles preserved in the attic.

The attic is a virtual time capsule of early exterior features and finishes, and provides as well some information on interior finishes. The attic has four sections, one each over the side and rear wings and two over the rear frame wing corresponding to the original construction of that wing and its extension in the 1950s. The roof structures of the wings (the main section roof structure is not directly visible) consist of butted and nailed common rafters. The roof over the rear wing also has collar boards, a structural feature known to exist in the main section roof as well. Sections of wood-shingle roofing are visible over the main section, the side and rear wings, and the original section of the rear frame wing. The shingles on the rear frame wing's shed roof are painted red whereas those on the earlier sections of preserved roofing have a natural weathered gray color. Knob and tube wiring in the attic presumably dates to 1900 when the Rectory was electrified.





12. Red oxide wash visible in the attic.

Two treatments are visible on the sections of formerly exterior brick wall visible in the attic or, in the case of the north elevation of the rear wing, visible looking down into a wall cavity from the attic. The bricks of the main section and side and rear wings were originally left unpainted. At some point before the addition of the rear frame wing (added by 1885) the main section was painted with a red oxide wash over the bricks and mortar. The mortar joints were not penciled as part of this treatment. The sections of cornice and frieze board on the north elevation of the main section are unpainted where they were encapsulated in the side wing attic, whereas those sections outside the side wing attic are painted white. The cornice and frieze board on the rear elevation of the side wing were also painted white. (Photographic evidence suggests the Rectory's trim was painted white prior to the summer of 1871.) The topmost molding of the side wing cornice has a yellowed appearance that could indicate it was painted an ocher color, although the color may be a result of staining from the roof shingles or some other non-intentional factor. The roof added to the rear frame wing in the mid-1950s is lightly constructed and has purlins of reused lumber to support the rafters. This roof has a roof hatch and a bare bulb fixture of brown material, probably Bakelite. Knob and tube wiring is visible throughout the attic.



13. Formerly exterior west (rear) elevation cornice of the side wing.

### *Yard and Outbuildings*

The yard surrounding the Rectory preserves extensive nineteenth century walkway and planting bed borders. The borders consist of long stone blocks laid end to end. The blocks have narrow top faces with rounded edges. Some of the top faces have lengthwise bands with bush-hammered or otherwise tooled finishes bordered by chiseled dots; others are smooth. The most visible stone is located near the bay window and is angled with it. This stone—one of the smooth-topped ones—has a tooled outward-facing side that was meant to be seen and, below that, irregular quarryfaced or unhewn stone that was probably hidden below grade. This rougher stone projects and may have been intended as a sort of footer to anchor and steady the stone. Presumably the other stones have similar anchors for they are very regular after over a century in the ground. The stone borders line both sides of the front walk on axis with the entry to the main section, and also both sides of a walkway that passes behind the rear wing perpendicular to Proctor Street. They enclose a long rectangular planting bed that extends in front of a concrete pad that marks the location of the former front porch, and they form the edge of a foundation planting bed that wraps in front of the bay window, angles at the corner (as noted above), and continues along the south elevation to or nearly to the end of the rear wing. There are extensions at the angled corner and the north end of the front porch bed that may represent remnants of additional beds or yard divisions that are now underground or have



been removed. Grape hyacinths and daffodils were blooming in the south elevation bed at the time of survey in March 2008.



14. Garage and storage shed.

Behind (west of) the Rectory along Minnesota Street stand a garage and a storage shed, both modern one-story frame buildings. The garage has an asphalt-shingled gable roof, painted weatherboard siding, a concrete foundation, and two garage bays on the south gable end with replacement roll-up doors. There is a wood and glass panel door on the east side flanked by aluminum-frame windows. The interior has a concrete slab floor, plywood wall sheathing, and exposed rafters. The shed has unpainted weatherboard siding, a shallow-pitched shed roof, and a z-braced door. The garage and shed connect to a modern board fence that encloses the back yard, which was used until recently as a preschool play area. A portable metal shed stands between the garage and Minnesota Street.

## **Architectural Analysis**

### *Summary*

The Rectory has evolved continuously since its initial construction. As built ca. 1862 for John K. Trumbo, the dwelling was relatively plain in appearance. In the 1870s the house was Victorianized for businessman M. D. Hatch—an employee of the Glenbrook Planing

Mill—and his young wife Bertie. The Hatches added the front bay window and the formerly associated decorative porch. The Hatches also apparently landscaped the yard and probably added the original section of the rear frame wing. The house was acquired as a rectory for St. Peter’s Episcopal Church in 1891, and since that date the principal changes have been interior modifications, the enlargement of the rear frame wing in the 1950s, and a preschool conversion in the 1980s. The Rectory’s physical evolution is a rich source of information on the lives and aspirations of its former occupants as well as on Carson City’s historic architectural development.

### *Early Development*

Documentary evidence suggests initial construction of the Rectory dates to 1862 when lumber merchant and real estate developer John K. Trumbo owned the property. In its basic form the house broadly adheres to architectural historian Julie Nicoletta’s generic description of early Carson City domestic architecture—“the typical house had one story, with a front porch and mass-produced jigsawn ornamentation”—although in the case of the Rectory the porch and ornamentation came later. Architectural evidence suggests the story-and-a-half brick section and the one-story brick wing to its rear constitute the original house. The brick side wing appears to have been added at an early date, perhaps by Trumbo or by Francis Mandlebaum and Abraham Klauber, who owned the property from 1864 to 1869.<sup>14</sup>



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<sup>14</sup> Nicoletta, *Buildings of Nevada*, 43.

15. Unpainted and presumably originally exterior north elevation of the main section as seen in the attic.

Two lines of evidence suggest the Rectory's side wing is early but not original. The construction of the wing's roof encapsulated the north cornice of the story-and-a-half house and a section of its wood-shingled roof. The cornice is unpainted, suggesting the side wing was added soon after the construction of the story-and-a-half section. Also, the side wing is joined to the front elevation of the story-and-a-half section with what appears to be a staggered joint of interlocking brick courses. This joint-strengthening feature, which is occasionally seen in historic commercial party-wall construction, suggests the original house was built with the expectation that it would soon be enlarged on the north side. The placement of the story-and-a-half section close to Proctor Street also implies that enlargement on the north side was originally contemplated. There is no staggered joint where the rear wall of the side wing abuts the original section (a joint that is visible from above in the attic). Assuming that provision was made for the construction of the side wing but it was not built originally may indicate insufficient funds on the part of the owner, or an initial unavailability of bricks to complete construction.

The side wing appears to have had only one window originally, that on its rear elevation later made into a cabinet, and this plus the plainness of its door surrounds suggest it may originally have served some utilitarian function such as a kitchen or some special function distinct from the domestic spaces such as a shop, office, or warehouse. The separate front entry also suited the wing for a separate use. Since Governor Blasdel is known to have had his office at the Rectory from early 1867 on, it is possible he used the wing as his office.

Vestry records suggest that originally the upper room may not have been accessible from the room below. Historian Rolfe Chase writes that early during the period of church ownership W. H. Kirk "planned and supervised the work of . . . building a set of stairs to make the upper story accessible" in 1899. (W. H. Kirk was probably Carson City resident William Kirk, who according to the 1900 census was the chief engineer of the Virginia and Truckee Railroad. He was also the architect for the 1911 addition to St. Peter's Episcopal Church.) It seems unlikely that this usable space was entirely inaccessible before that date. Perhaps there was in fact an earlier stair or ladder for access. The survival of narrow flues in the various rooms indicates the house was heated by stoves rather than open fires. The flue in the side wing is wider, however, and could conceivably have contained a fireplace, perhaps more evidence that the wing originally served as a kitchen. If the simplicity of the original exterior is a guide, the interior was also at first relatively plain in character, although the absence of appreciable traces of historic finishes from the Rectory's early period makes definitive statements impossible.<sup>15</sup>

#### *Governor Blasdel Period*

The earliest known image of the Rectory is a panoramic photograph taken from the dome of the state capitol in 1871 (or possibly 1872) when former Governor H. G. Blasdel

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<sup>15</sup> Chase, St. Peter's research, 24.

occupied the house. Despite Blasdel's political prominence, the house remained relatively plain in character. The Governor probably considered the house a transitional residence rather than a long-term investment. Blasdel traveled extensively during the waning months of his governorship and the early years of his political retirement, tending to his mining interests in Nevada. After leaving the governorship in January 1871 there may have been no compelling reason for Blasdel to remain in Carson City, and the fact that he is not listed as a resident of the town in an 1873 directory suggests he moved away soon after selling the Rectory in 1872. Like many of his peers who made fortunes in Nevada, Blasdel ultimately moved to the more comfortable climate and affluent social milieu of California.

The 1871 panoramic shows the house without a front porch, and with walls a medium gray tone in the black and white image that suggests they were then still unpainted or had received the red oxide wash still visible in the attic. The trim, however, appears to have been painted white by 1871. The view shows the story-and-a-half brick barn or warehouse that stood behind the house until 1874, with what appears to have been an exterior stair to a door in its east gable. A smaller building, perhaps a woodshed or privy, appears to have stood just beyond the rear wing. A white or light-colored picket fence extended across the front of the lot (and continued across the front of the St. Peter's lot), with what appears to be a gate in line with the south front entry, and a darker-colored fence, perhaps of unpainted pickets or boards, extended along Proctor Street. There are hints of what may be shrubbery in the front and north side yards, perhaps a landscape improvement made by the new occupant, Mrs. Blasdel.

#### *M. D. and Bertie Hatch Period*

Governor Blasdel sold the property to M. D. Hatch in August 1872 and the up-and-coming young businessman and his wife, Bertie, who would have been in her early twenties at the time, began to make improvements. In its April 8, 1874, issue, the *Carson Daily Appeal* reported: "ANOTHER OLD TIMER GONE.—Dean Hatch is tearing down that big over-grown brick barn of his. It is an old landmark, but not sightly nor needed. Don't know what Dean means to do with the bricks." The barn was replaced with a line of smaller outbuildings along the back of the lot, as shown on the 1885 Sanborn map, opening up space for a vegetable garden and other uses. Augustus Koch's 1875 "Birds Eye View of Carson City" shows the bay window and front porch. An 1890s or later photograph of the house and St. Peter's church, perhaps taken shortly after the church acquired the house in 1891, provides detailed information on the appearance of the bay window, porch, and other now missing or altered features. The porch extended from the bay window to the opposite corner and it had a hipped roof supported by paneled square posts. The posts had short paneled extensions above molded neckings and brackets that appear to have had quarter-round forms. The moldings that defined the porch post panels were darker than the posts, and the form and color scheme coordinated with the paneled corner posts of a second- or third-generation picket fence that bordered the front and side of the lot. The photograph shows that the house had been painted a light color, perhaps to coordinate with the church, with darker accents such as the porch post panel moldings and the brackets in the eaves of the bay window. M. D. Hatch was involved with the



production and marketing of wood building supplies during the period—through his connection to the Glenbrook Planing Mill and his partnership in the firm of Driesbach and Hatch—so the sawn ornamentation and window elements he used to remodel the Rectory were readily available to him.<sup>16</sup>

The late nineteenth century photograph shows the house set in a thick grove of trees. Just visible behind the fence pickets is the front walk, which has a light color suggesting it was paved with gravel or stone flags. The flower bed and walkway stone borders would have been in place by this time; because the angled form of the bed in front of the house relates to the form of the bay window, it would date no earlier than the 1872-75 period at the earliest. A trellis appears to be attached to the front of the porch. Most of the landscape improvements were presumably made by the Hatches, and in concert with the architectural enhancements they served to reinforce the appearance and domesticity of the property. Landscaping and horticulture received extensive and approving coverage in the pages of the *Carson City Appeal* during the 1870s. The May 3, 1874, issue profiled “the bright oasis of Carson” at the property of a Mr. Sharp. “The trees—fruit, forest, and shade—stand solitary in groups and in clusters . . . All kinds of flowers are in his garden, and around the island and door yard, the choicest from the low-lands of California, and the hardier from the mountains, and the East. Many of these have required careful and constant care to acclimate and render them suitable to the chilling blasts, and long Winters of Nevada.” Saloon-keeper Gus Lewis was lauded in the April 19, 1874, issue: “He has had the grounds overhauled, and utilized his old ale bottles by driving their noses into the ground and leaving their taps exposed in lines and curves and circles. As a specimen of the new style of bottle-planting, this garden will compare favorably with the Curry grounds or Mark Gaige’s neat little garden spot.” Trees were promoted for the shade they provided, their beauty, and as amenities that increased the value of lots. “While the cottonwood is still in great demand, on account of its rapid growth,” noted the May 2, 1874, issue, “citizens are seeking other varieties; among them the elm is much sought for. The soft maple, too, is being tried by a number of residents.” The Hatches, young and upwardly mobile homeowners, were apparently eager participants in the beautification drives of the era. The bay window they added presumably functioned as a conservatory for overwintering house plants and delicate outdoor specimens, as much as it served as an architectural amenity and stylistic feature.

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<sup>16</sup> *Carson City: The Early Years*.



16. Bay window apron panel.

The rear frame wing had been added to the house by 1885, when it is shown on the Sanborn map of that year. The shed-roofed wing appears to have been intended as a kitchen—later maps show the terra-cotta stove flue that survives in the attic—and its addition resulted in modifications to the rest of the house. A window on the rear of the side wing and one on the north-facing elevation of the rear wing, both covered by the frame addition, were converted to built-in cabinets. The cabinet in the rear wing is glass-fronted, and indication that it was used to store and display china and therefore evidence that the rear wing served as a dining room during the period. The cabinet in the side wing has doors constructed with round-headed nails that may be wire nails, although the shelves inside the cabinet are cut-nailed. If the window was converted to the cabinet in the first half of the 1880s, then this may represent an early use of wire nails. An alternative explanation may be that the cabinet was not created until after the church acquired the property in 1891 and may therefore be a result of the renovations known to have occurred at that time. The two cabinets have identical latches suggesting they were created at the same time.

#### *Later Development and Interior Finishes*

The frame wing was enlarged in the 1950s, probably in 1955 and/or 1956, to provide dining, storage, bath, and laundry space in addition to kitchen space. According to St. Peter's historian Lloyd Thomas, writing about the physical evolution of the church

properties during the pastorate of the Reverend Arthur S. Kean (1935-56): “Another major repair job was the rebuilding of the northwest corner of the Rectory, changing the roof line and adding an extension to the kitchen. This work was financed by a gift of \$1,000 from Raymond I. Smith of Reno, and, finally, put an end to the almost constant leakage of the roof which had formerly occurred in this area.” The projecting corner of the wing, which was used in recent years as an office, may incorporate a small room that is shown projecting from the original shed wing on the 1890 Sanborn map. This room may originally have served as a bathroom. The Rectory was connected to the city sewer system during the renovations of 1891-82, after the wing was in existence, however there is a reference in parish records to W. H. Kirk planning and supervising the construction of “a small bedroom off the kitchen” in 1899. The subdivision of the rear brick wing into bedrooms, closets, hallway, and furnace enclosure may have occurred in conjunction with the frame wing enlargement. Another modification, the small frame addition on the back of the upper level of the story-and-a-half section, appears to have been made in the late nineteenth century to provide extra storage space for the cramped upstairs room, although use as a maid’s room or cook’s room is not inconceivable, despite the addition’s small size.<sup>17</sup>



17. Wallpaper in the upstairs storeroom.

Vestiges of historic finishes survive throughout the interior. The upstairs closet/small room preserves nineteenth-century wallpaper—possibly the original paper in the space—

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<sup>17</sup> Thomas, *Fifty Years of a Frontier Parish*, 49; Chase, St. Peter’s research, 22.

with a quatrefoil repeat, simple foliated accents, and tan, red, and metallic green printing on an off-white ground. The furnace enclosure preserves several generations of wall finishes. Most visible is the last layer of wallpaper before the dining room was subdivided. The paper has a florid pattern of palm fronds, bromeliad-like flowers, and other tropical foliage rendered in shades of pink, gray, and white on a light gray background. A coordinated gray and pink border paper at the original top of the wall, now visible in the attic, has a simple trompe l'oeil or dimensional effect created by shaded pearl and linear moldings. The style and theme of the paper suggest it dates to the 1940s. Under the tropical paper are two or more earlier wallpapers, a later one with an intricate geometric pattern in gold and greenish-gold and an earlier one that may have a blue and green pattern. The Rectory is known to have been wallpapered in January 1896 using a donation from the St. Peter's Women's Guild, which presumably also selected the pattern or patterns used (the wallpapering occurred during a brief hiatus between rectors). Under the papers are two or more layers of light gray paint which probably date to the nineteenth century. (The March 6, 1874, issue of the *Carson Daily Appeal* noted that the refurbished sanctuary of St. Peter's church next door was to have walls "tinted a French gray.") The baseboard in the furnace enclosure preserves traces of multiple paint colors including putty, pale sea green, possibly a tan or terra-cotta color, and two or more generations of white. Historic-period natural wood floor finishes are also preserved in the enclosure.<sup>18</sup>

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<sup>18</sup> Chase, St. Peter's research, 23.



18. Wallpaper in the rear wing furnace enclosure.

The built-in cabinet in the side wing preserves yellow nineteenth century graining in imitation of clear pine wood. The simply combed graining appears to pre-date the conversion of the window into a cabinet (the cabinet shelves, supports, and backing are not grained), and it appears to have been painted over earlier white paint. This evidence may indicate that the window/cabinet trim was painted white in the early or mid-1860s and then grained—perhaps during the early years of the Hatch ownership beginning in 1872—before the window was converted to a cabinet in the 1880s or early 1890s. Assuming this chronology is correct, the interior doors and trim throughout the house may have been painted white initially and then grained in the 1870s as part of the Hatch family improvements. Ornamental hardware features such as the latches on the cabinets



and upstairs closets and the lamp hook in the bay window, attest to the overall improvements made to the property during the late nineteenth century, either during the Hatch ownership, the renovations made by the church in 1891, or both.



19. Graining in the built-in cabinet of the side wing.

As St. Peter's Episcopal Church Rectory the house has continued to evolve. It was renovated by the Woman's Guild following its purchase by the church in 1891 and minor alterations and repairs were made during the first half of the twentieth century. The most extensive changes were made in the 1950s. Between 1952 and 1956, perhaps in the latter year, the nineteenth-century rear frame wing was enlarged to its present size and form. During a period between rectors from January 1955 to August 1956, "the interior of the Rectory was completely remodeled," according to church historian Lloyd Thomas. "The



large living room was changed into two bedrooms and [a] hallway, an archway was cut from the front room into the large bedroom which then became the dining room, a modern bathroom was constructed and central heating installed.” (What Thomas referred to as the living room was the room in the rear wing that was probably a dining room in the nineteenth century, and the large bedroom was the room in the side wing.) The stair in the main section appears to date to the 1950s, although its form and placement are probably original. Since 2005 the Rectory has been used for storage but is otherwise vacant.<sup>19</sup>

## **National Register Recommendations**

The Rectory is potentially eligible for listing in the National Register of Historic Places. The property could be nominated in one of three ways: individually; included in a boundary increase of the presently listed St. Peter’s Episcopal Church; or as a contributing building in a National Register-listed historic district.

Individually the Rectory is potentially eligible for the National Register under several criteria and areas of significance. The property may have the strongest potential under Criterion B for its association with individuals who were important in early Nevada history, under Criterion A as the de facto Governor’s Residence for Nevada’s first State Governor, and under Criterion C for its architectural significance. Two important individuals associated with the property are John Keithley Trumbo, who is the likely builder of the house in 1862 and its owner until 1864, and Governor Henry Goode Blasdel, Nevada’s first state governor, who used the house as his office and very likely as his residence as well during the late 1860s and early 1870s. Another associated individual is Abraham Klauber, who with his partner Francis Mandlebaum owned the property from 1864 to 1869, but the nature of Klauber’s association—whether he lived in the house or merely owned it—is unclear.

When Criterion B is proposed for a significant individual’s association with a property, it is helpful to know whether there are other properties associated with the individual. Trumbo, a prominent Nevada Territorial-period business and political figure, lived in Genoa, Douglas County, from 1857 to some date before June 1852 when he resided in Carson City. In 1860 he resided in the household of his father-in-law John Reese, who apparently lived at Mormon Station in Genoa. The original Mormon Station burned down in 1910 although buildings in the complex were reconstructed as Mormon Station State Park in the 1940s. Where Trumbo lived after selling the Rectory in 1864 is unknown; he moved out of the area in 1867. Therefore, the Rectory appears to be the Nevada property most closely associated with Trumbo, who in addition to his residence at the property apparently built the house.

H. G. Blasdel, like the ten governors who succeeded him, did not live in an official Governor’s Residence. The Governor’s Mansion at 606 Mountain Street was not built until 1908-09. It is known with certainty that Blasdel’s governor’s office was located at

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<sup>19</sup> Thomas, *Fifty Years of a Frontier Parish*, 27-28, 49, 51.

the Rectory from 1867 through the end of his term in 1871, and there is strong circumstantial evidence that Blasdel and his family lived in the Rectory as well, probably starting in 1867, possibly from the beginning of Blasdel's term in 1864. Blasdel is known with certainty to have lived in the Rectory in 1871. Another property potentially associated with Blasdel is the Blasdel House, also known as the Blasdel-Mackintosh House, in Fremont, California, believed to have been built for Blasdel in the early 1850s. Recent scholarship calls into question whether Blasdel built the house, however, and at any rate the property predates Blasdel's significant association with Nevada history. The state level of significance would apply for Trumbo and Blasdel's associations with the Rectory. The Rectory may also be significant in the politics/government area of significance under Criterion A for the strong likelihood that it served as Nevada's de facto Governor's Residence during the 1860s and early 1870s.<sup>20</sup>

Under Criterion C the Rectory is potentially eligible in the Architecture area of significance as a representative early Carson City residence, probably one of the oldest residences to survive in the city, that preserves notable architectural features such as traces of nineteenth century exterior paint colors. Also under Criterion C the Rectory is potentially eligible in the Landscape Architecture area of significance for its well-preserved stone planting beds and walkway borders.

Some or all of these potential criteria and areas of significance may apply if the Rectory were to be nominated to the National Register in conjunction with St. Peter's Episcopal Church. St. Peter's is presently listed in the National Register, so inclusion of the Rectory would entail a boundary increase amendment to the St. Peter's nomination. The two buildings acquired a historical association in 1891 when the Rectory was purchased for that use by St. Peter's. An amended nomination would also allow information to be added to the relatively cursory 1977 nomination for the church.

The Rectory would be considered a contributing building in a potential National Register-listed historic district. Surrounding areas have the requisite significance and integrity to qualify as such a district and in fact comprise part of the locally designated Carson City Historic District.

Another component of eligibility is architectural integrity, the degree to which a property retains its historic character. The Rectory possesses good exterior and interior integrity from the historic period. The three-part form the house had acquired by the mid-1860s is preserved, as is one of two important decorative elements added in the 1870s: the bay window. (The loss of the 1870s front porch has had the effect of partly recreating the porch-less appearance the house had in the 1860s.) The extension of the rear frame wing, although it is over fifty years old and therefore could qualify as historic under normal National Register guidelines, has a 1950s tract-house quality that detracts from the much earlier character of the rest of the house (for this reason the period of significance should end before 1955). However, the extension is to the rear and being lower in profile than the earlier sections does not compete with them. The interior, too, has undergone changes

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<sup>20</sup> "Carson City: Nevada's Historic Capital City;" *Tri-City Voice*, January 6, 2004 (viewable on line); *Oakland Tribune*, April 11, 2004 (viewable on line).

including the 1950s subdivision of the rear wing, yet it retains its essential nineteenth-century room layout and simple character, as well as such features as the built-in cabinets and wood shingle roofing and early exterior finishes in the attic. The Rectory possesses sufficient integrity for both individual and district (contributing) listing. The modern garage and shed would be classified as non-contributing buildings, but as secondary resources their inclusion would not seriously detract from the overall eligibility of the property.

## **Condition Assessment**

### *Exterior*

Masonry walls comprise the majority of the exterior. These walls are in good condition. Small repairs to the brick window sill on the west elevation are needed such as replacement of missing bricks. Sloped parging needs to be added to the brick sill on the North elevation so this sill slopes to the exterior. The mortar of the brick west chimney needs repointing. This should be accomplished using hand tools and a mortar matching in color and plasticity to the original and compatible with the brick. (Refer to NPS Preservation Brief 2 “Repointing Mortar Joints in Historic Masonry Buildings” for more recommendations; on line at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.) The composite siding at the rear of the building is in fair shape with some deterioration on the east façade. These areas could be patched with material from the bottom course on that façade replacing that course with base trim similar to that at the east façade. The west façade has some gaps that should be sealed and painted. The roof needs to be repaired and replaced in the near future. The existing foundation, as observed, is not an issue in regard to seismic forces. If an addition were made to building, the connection to the existing foundation would need to be studied by a design team including a structural engineer. A preservation professional should be part of that team.

### *Interior*

The interior of the building is in sound condition. The floors are uneven and if the building is to change use, investigative demolition and structural analysis of the flooring and floor structure are advised. Repair and leveling work is to be accomplished on a case by case basis. As much historic material (floor joists, flooring) is to be retained as practicable. The walls and ceiling are solid and in useable condition. The upper level main room floor boards are in good condition as far as inspection is possible. The wood floor in the upper level frame section needs reattachment and repair. The upper level plaster ceiling and walls need minor reattachment and repair. Fiberglass batt insulation should be added to the loose fill insulation in the attic to achieve R-49. As work is done R-25 insulation should be added to the floors.

### *Heating, Ventilation, Air Conditioning, Plumbing, and Electrical*

The furnace unit for the building is functional but noisy. At the end of its life it should be replaced with an efficient heat pump. The plumbing system is functional. The water supply lines are galvanized steel and should be replaced with copper as they are exposed. Waste lines are galvanized steel and PVC. The electrical distribution system consists of surface run conduit as well as concealed wiring. Devices and fixtures are surface mounted and concealed. This system is adequate for the present use but should be evaluated in respect to future change in use.

## **Rehabilitation Recommendations**

If rehabilitation of St. Peter's Episcopal Church Rectory is undertaken, it should follow standards developed by the National Park Service, Department of the Interior, to encourage the appropriate rehabilitation of historic buildings. *The Secretary of the Interior's Standards for Rehabilitation*, or the Secretary's Standards or Standards for short, are used by property owners, builders and architects, and government review agencies nationwide to determine the appropriateness of proposed rehabilitation work. The Standards are as follows:

### *The Secretary of the Interior's Standards for Rehabilitation*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated architectural features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing architectural features must be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If these resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In order to assist St. Peter's in making choices for the Rectory that are consistent with the Secretary's Standards, the following list of actions is proposed. The list is modeled on the recommended and not recommended or "dos and don'ts" structure of National Park Service guidelines. Also, the list includes suggestions and optional approaches that are specific to the Rectory. Note that the Rectory is in the locally-designated Carson City Historic District and city ordinance applies. The National Park Service's "Guidelines for Rehabilitating Historic Buildings" and its Preservation Briefs series have extensive specific information on recommended and not recommended approaches (available on line at [www.nps.gov/history/hps/tps/briefs](http://www.nps.gov/history/hps/tps/briefs)).

### *Recommended*

**Retain the Rectory.** The Rectory is potentially individually eligible for the National Register of Historic Places for its historical associations and architecture. It contributes to the historic character of the Carson City Historic District. Consider solutions that retain the Rectory, either as a separate building or connected in an appropriate manner to a new building (see suggestions).



**Retain an appropriate historic-period exterior finish.** Investigation of the building suggests the exterior was originally unpainted, followed by the application of a red oxide wash, and then painted a light color, the finish the building has had for over a hundred years. The evolution of the building's exterior finish provides a range of treatment options.

The most cost-effective treatment would be to repaint over existing paint after standard prep work and spot repair (as needed) to underlying brick and mortar. The existing paint appears to be well-adhered to the brick and does not appear to be causing problems such as exacerbating moisture problems (Carson City's dry climate and the site's open character and adequate drainage probably help to protect the exterior from moisture problems). The existing paint is rough in appearance, the result of painting over irregularly weathered earlier paint surfaces, but it is not so rough as to detract from the building and, in fact, can be considered to contribute to the patina or historic authenticity of the building. Once a masonry building is painted, however, care should be taken to maintain the integrity of the finish; peeled or missing paint can create openings for moisture that can become trapped behind the paint.

More costly and problematic—although acceptable in a rehabilitation sense—would be removal of the paint down to bare brick, either in order to repaint or to expose the original unpainted brick finish. The paint would need to be removed with the gentlest means possible so as not to damage the brick and mortar. If the brick were to be left exposed, it may become necessary to repair brick and mortar for reasons of appearance and/or so that they would withstand the weathering they would experience, creating a host of additional challenges. The house may have been painted in conjunction with the addition of the 1870s bay window (and the now missing front porch); since the bay window should be retained, ideally the house would remain painted for historical consistency. This should not be an overriding concern in a decision whether to repaint or leave the brick exposed, however.

**Repair exterior woodwork.** The front bay window has a small amount of deteriorated woodwork. In accordance with the Secretary's Standards, ideally deterioration would be repaired either with pieced-in new wood or epoxy (Abatron or similar). If repair is impractical, replacement in kind with wood to match existing dimensions, moldings, etc. is appropriate. (There are signs that portions of the bay window have been repaired at least once in the past.) Dirt on the bottom of the bay window indicates splashback from rain which may be causing some of the peeling paint associated with deterioration or incipient deterioration. Low ground cover or other anti-splashback surface treatment may address the situation. For the rest of the bay window, maintaining a sound paint layer may help prevent deterioration.

**Retain historic landscape features.** One of the significant character-defining features of the Rectory is its fairly complete nineteenth-century stone planting bed and walkway borders. Whatever landscaping approach is taken, these should be retained (see below for historic landscaping suggestion).

**Retain/restore basic room layout.** It appears that the house consisted of four rooms historically (a room in each of the three brick sections and the kitchen in the frame rear wing). The (brick) rear wing was subdivided into a hallway and two bedrooms in the 1950s. It is possible there were earlier subdivisions of the basic room layout but no definitive evidence for that has come to light. The interior should not be further subdivided. The hallway/bedroom partitions in the rear wing can be removed and the room made into one room again if needed for the new use.

**Widening the opening between the two front rooms.** This possibility was raised at a meeting in March 2008. The present wide opening was created in the 1950s and may reflect in part an effort to give the interior more of the open-plan feel of Ranch houses of the era. Ideally the opening would be narrowed back to a width more in keeping with the historic doorways in the house, but if the new use would benefit from having the opening widened, a case can be made that the widening is acceptable. Arguments in favor of further widening would include:

- There is already a wide opening, so further widening would represent a change of degree rather than kind;
- No visible historic finishes or features would be compromised. The wall is a historic wall, apparently originally an exterior wall, so widening would result in the loss of some historic fabric. However, a section of the wall and its original finish is remarkably preserved in the attic, and this high-quality evidence would not be disturbed (assuming care is taken to support the upper section of the wall during work). The widening should not go all the way—a frame-like section of wall should be left on the top and sides so that the wall still “reads” as a wall, similar to the frame-like condition marking the change from the nineteenth-century shed condition and its 1950s enlargement.
- The widening is reversible. The wall can be returned to its more original state at any time.

**Retain historic interior features.** These are few in number. Features that should be retained as is are the two built-in cabinets, nineteenth-century door and window trim, the trim and panels around the bay window, stove flues, and the tongue-and-groove cabinets in the upstairs room. The present stair (or most visible parts of it) dates to the 1950s, a period defined as non-historic for the Rectory, and it could be replaced; however it is attractive and serviceable and could be retained.

**Documentation.** Future changes to the Rectory, especially if they affect historic features, should be documented in photographs with the date written on the back (if prints) or in the digital label. The documentation should be kept in the church records. The State Historic Preservation Office and possibly the City as well would probably appreciate a second/third set. If changes were to uncover and affect wallpaper (all the wallpaper remnants appear to date to the historic period), the SHPO would probably appreciate samples for its files. Work may turn up artifacts of historic interest in wall and ceiling

cavities; if so, these could be retained as mementos of church history or future display items.

### *Not Recommended*

**Sandblasting brick and woodwork to remove paint.** Also, cleaning with caustic solutions, high pressure waterblasting, or other potentially damaging treatments. Refer to National Park Service information for more detailed discussion.

**Removal or alteration of character-defining features.** These would include the bay window, historic door and window openings, window sashes, rooflines, flues, cornices and other exterior trim, the upper level rear gable addition, floor and ceiling levels, interior wall widths, the two built-in cabinets, and historic-period interior trim and doorways (with the front rooms doorway exception noted above). Avoid further subdivision of rooms.

**Inappropriate addition.** Addition to the front and north side are strongly discouraged. Addition to the rear would be appropriate if it does not overwhelm the scale of the historic sections and is harmonious in form and appearance (without pretending to be a historic wing of the house). See connection to other buildings discussion below.

### *Suggestions/Options*

**Explore rehabilitation assistance programs.** Federal rehabilitation tax credits are available for income-producing buildings that are listed in the National Register of Historic Places, either individually or as contributing buildings in a listed historic district. The Rectory may not qualify for a number of reasons, chief among them its present ownership by a non-tax-paying entity, but there may be ownership arrangements and potential new uses that could qualify the building, and if and when rehabilitation is anticipated, the issue should be explored with the SHPO. The SHPO can help St. Peter's identify other potential sources of financial assistance.

**Alteration or partial removal of the 1950s enlargement.** The frame sections appear to date to two or three periods: a late nineteenth-century shed-roofed kitchen addition in the L formed by the side and rear brick wings, and an enlargement of the frame wing made in the mid-1950s. A frame room was added to the corner of the kitchen addition in the late nineteenth century and may survive as the corner office in the present wing.

The 1950s enlargement dates to a period defined as non-historic for the Rectory. Although it is an aspect of the architectural evolution of the house and is now over fifty years old (generally the base-line age criterion for National Register significance), the enlargement has a Ranch-style character that is out of keeping with the rest of the house. This is mostly due to the shallower roof pitch of the 1950s section and the two picture

windows. The visibility of the enlargement, which projects from the historic footprint, emphasizes its discordant character.

A new use of the Rectory or new construction on the property may allow for changes to the 1950s enlargement. If the space and utilities are needed and the decision is made to retain the 1950s enlargement, then a simple improvement would be replacement of the picture windows with double-hung windows of a shape, size, and appearance more in keeping with the historic sections of the house.

If it is determined that the space is a hindrance, removal of the 1950s enlargement should be considered. Drawing the footprint back to the line of the nineteenth-century shed addition would improve the Rectory's historic appearance. The shed roof structure is mostly intact in the attic and could be reused (with structural enhancement if determined necessary).

The nineteenth-century corner room, if it in fact survives, would be a question. Little of its historic appearance is now visible, therefore its integrity may be considered to have been compromised, in which case it may be advisable to remove it along with the 1950s fabric.

**Connection to other buildings.** The Rectory was constructed as a stand-alone building and, despite the 1950s enlargement, remains similar in size and overall form to its original character. Ideally it would remain a stand-alone building. Programmatic needs may result in new construction adjacent to (probably behind) the Rectory. The Rectory could relate to new construction in three ways:

- The new construction could come close to but not touch the Rectory. The new building's entry could be located close to a new rear entry created for the Rectory to allow for quick passage between the buildings in cold or inclement weather.
- The new construction could be linked by a covered but open-air connector. Generally, open-air connectors allow historic buildings to be treated as separate from non-historic buildings to which they are connected, potentially a consideration if tax credits or other state or federal assistance is sought.
- The new construction could be linked by an enclosed connector. Ideally any connector or "hyphen" would be as low-profile as possible to help distinguish the Rectory from the new building. Making the hyphen glass walled would also help distinguish the two buildings. If the 1950s enlargement is removed and the rear shed addition recreated, the addition may be a logical connection point. A connection approach with too much contact would make the Rectory appear to be a wing of the new building (or vice versa) and should be avoided.

Using the Rectory as the front element of new construction would have several advantages. First and foremost, it would save the Rectory and return it to active use. The Rectory would continue to contribute to the character of the historic district. It would



partially mask the new construction, which (in combination with sensitive design and scale) would help integrate new construction with the district. The Rectory could provide program space for the new building. Its room layout may complement the space needs of the new building. With the three relation/connection approaches outlined above, and a similar relation/connection of a new building to St. Peter's Episcopal Church, the three buildings would have more of a campus feel in keeping with the detached character and relatively small scale of historic buildings in the district, strengthening the character of the district rather than diminishing it. New construction behind the Rectory would entail the demolition of moving of the garage and shed that stand there now, but as these are modern buildings removal would not have an adverse effect on the historic character of the Rectory.

**Replace main front door.** Explore options for a more appropriate door than the present one, which was presumably installed as a requirement of day care use. If allowable for the new use, a wood-framed glass door (similar to the storm door on the other front entry), or a wood panel door, perhaps with the upper half glass or (if four-panel) with two glass upper panels, are better options.

**Recreate front porch.** The 1870s front porch was probably removed in the 1950s along with the other changes made at that time. The rationale probably involved mid-twentieth-century insensitivity to Victorian architecture and decorative elements and perhaps also deterioration and a desire to simplify maintenance. The fact that there is a concrete pad with the same footprint as the porch may indicate that the porch floor was removed first and the superstructure a number of years later. Likewise, the separate concrete in front of the main entry, which was originally covered by the porch, may indicate the section of the porch over the entry was removed first.

Sufficient architectural evidence and pictorial information may exist to recreate the non-original but nineteenth-century front porch if desired. The ca. 1890s photograph published in *Carson City: The Early Years* and especially the copy available at the Nevada State Museum provides enough visual information to recreate the porch and its decorative details with some degree of confidence. This assumes a harmonious but generic approach is taken for elements that are not completely visible in order to avoid conjectural recreation that may be incorrect. Examination of the original photograph in the Noreen Humphreys Collection and other photographs may provide more detailed information that would allow for a more confident recreation. Porch recreation would benefit from more rigorous study of the Rectory's historic paint colors, since the color of decorative porch elements would be a relatively important architectural consideration. Conversely, paint color is reversible, and white—the color of the church and apparently also the Rectory since the mid-twentieth century—is a safe “generic” approach to color.

Recreating the porch would add visual appeal to the Rectory and restore the context of the bay window, which survives as a remnant of the full 1870s architectural effect. If the decision is made to restore more of the missing historic character of the Rectory, perhaps in the context of enhanced interpretation or museum use, then recreation of the porch would be in line with that approach.

The Rectory is fine without a front porch, however, and since the house apparently did not have a porch originally, the lack of one now gives it more of a semblance of its original appearance. A recreated front porch would be an expense and an ongoing maintenance issue (just as any relatively exposed wooden structure tends to have more maintenance issues and decorative woodwork takes more time to repaint). Recreating the porch should therefore be considered an option rather than a recommended treatment.

**Recreate historic landscaping.** The Rectory is exceptional for retaining elements of its nineteenth century landscape scheme. The stone borders that define planting beds and walkways mostly survive in situ; those borders or extensions of borders that are not evident may survive just under the surface or can be deduced from the surviving geometry. The borders can be used to either recreate or evoke the historic scheme, or an approach that combines elements of both.

Recreation: Identify the actual plants and planting schemes that were used during the historic period. Identification can be attempted through an examination of surviving plants, pictorial sources, and historic records. Since the Rectory was placed in the charge of the St. Peter's Women's Guild beginning in the 1890s, guild records (if they survive) may prove to be the most helpful. Other documentary sources may include more general parish records, newspapers such as the various news sheets put out by the rector and parish, diaries and letters, and potentially other historic records may provide information. (There is presumably less information for the period before church ownership, when the landscaping was apparently put in place.) Reconstruction of the picket fence that extended along Division and Proctor streets in the 1890s would be an option. The construction and appearance of the fence are well documented in a historic photograph.

Evocation: If specific documentation does not survive or is incomplete, plants and planting schemes may be chosen that are appropriate for the time and place. Nineteenth-century Carson City newspapers are full of detailed information on domestic landscaping. A wealth of information exists on period landscaping in general, and information or professional expertise should exist specific to nineteenth-century domestic landscaping in Nevada or analogous areas of the West.

Historic landscaping can be made a part of landscaping plans now being developed for the St. Peter's property. Research for and implementation of a historic plan can be a fun and rewarding project for the green thumbs of the parish. Historic landscaping would contribute to the overall historic character of the property; would create a more integrated presentation of the Rectory, which had architectural and landscape architecture aspects historically; and could be an important component of interpretive use of the property, whether as a parish-related museum or simply as an enhanced historic site for the edification of citizens and visitors.

**Evoke interior finishes.** Sufficient information exists to evoke aspects of the Rectory's historic interior finishes. Remnants of paint and wallpaper, such as those that survive in the furnace enclosure, and the graining that survives in the built-in cabinet, are clues to

the former character of the rooms. One simple approach that would evoke an apparently comprehensive historic interior treatment would be to grain historic door and window trim the rich honey color that survives in the built-in cabinet. An increasing number of painters and artisans are competent in historic graining technique, and although the treatment would be more expensive than ordinary painting, the effect would be dramatic and probably more cost-effective than other approaches intended to evoke historic character. Walls could be painted white or light gray (for which there is historic evidence) or possibly covered with appropriate wallpaper. All these treatments would be reversible and could be easily redone if future investigation were to produce more accurate or conflicting information.

**Insulation.** If there is a desire to upgrade the thermal efficiency of the windows, adding storm windows (exterior or interior) is a better option than the replacement of historic sashes. The interior storms in St. Peter's parish hall are an excellent example of how interior storms can be unobtrusively added. Additional or upgraded insulation, if desired, should be added in attic spaces or under roofing to avoid alteration of wall widths.

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