

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MAY 14, 2020

FILE NO: HRC-2020-0011

AGENDA ITEM: E-4

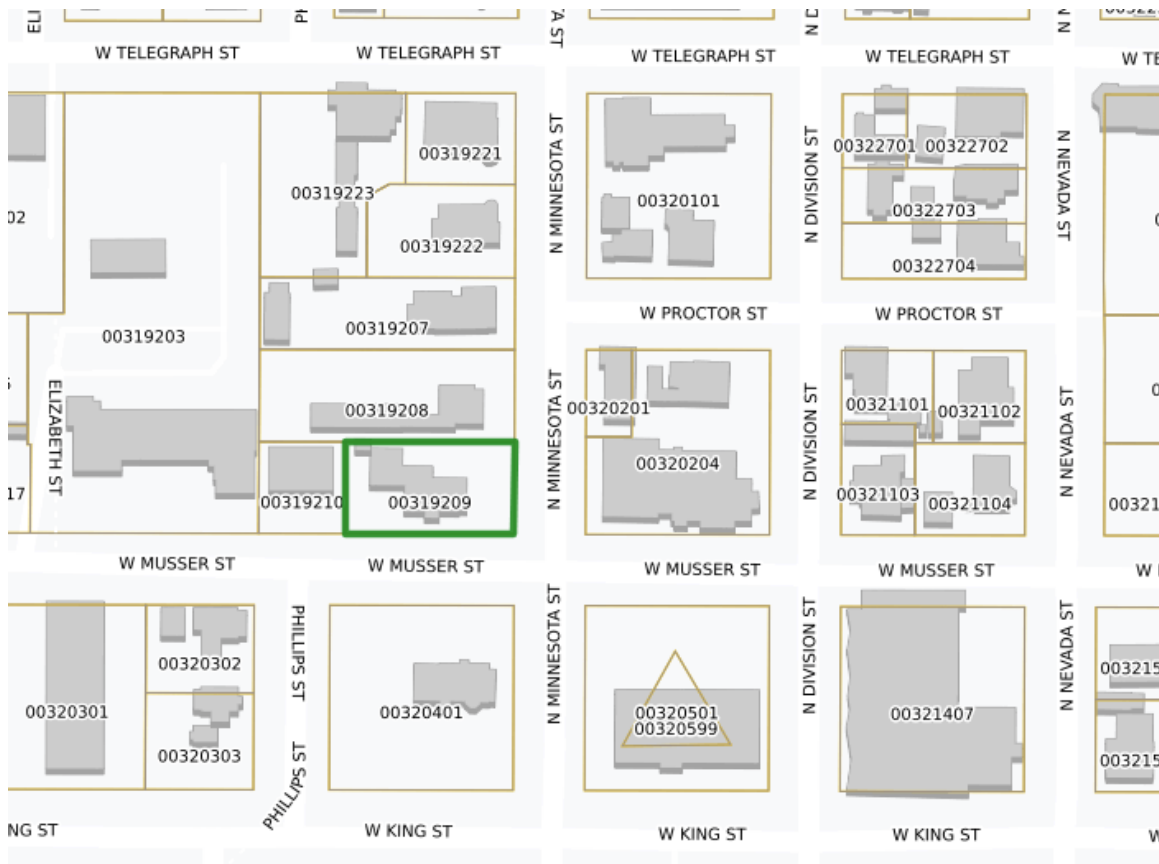
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Residential Office (RO), located at 204 North Minnesota Street, APN 003-192-09. (Hope Sullivan, hsullivan@carson.org)

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

RECOMMENDATION: "I move to recommend to the Board of Supervisors approval of HRC-2020-0011, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report."

VICINITY MAP



BACKGROUND

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

Per CCMC 21.02.040, property designated as historic by the Carson City board of supervisors may be eligible for the open-space use assessment. Per the Municipal Code, the Board may refer the application to the historic resource commission for evaluation and recommendation.

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

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

The subject site is listed in the Carson City Resources Inventory completed in March 1980, the 1988 update, the 2011 Architectural Survey, and the Kit Carson Trail Inventory. The home was constructed in 1883. Per the survey, the structure represents one of the city's most interesting and carefully executed architectural designs and reflects the stone building tradition so important to the City. The property is a contributing resource in the westside historic district.

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

A site visit was conducted on May 5, 2020, and the site was found to be in good condition.

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

The following applications have come before the HRC.

HRC-08-066: Solar panels

HRC-04-141: Window sashes, door, steps, demolish wall

H-92/93-17: Re-roof, skylight, rebuild front porch, bay widow

In approving these modifications, the HRC found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation, Carson City Historic District Guidelines, and the Historic Resources Commission policies.

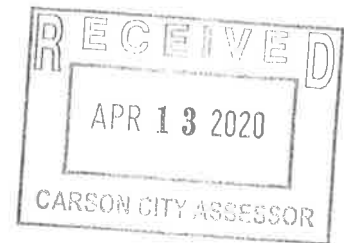
4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on May 5, 2020, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in March 1980, the 1988 update, Architectural Survey 2011, and the Kit Carson Trail Inventory



APN 003-192-09

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

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

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

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

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

Owner:	<u>Craig Wetterer</u>	Representative:	_____
Address:	<u>119 Justin Lane B</u>	Address:	_____
City, State, Zip:	<u>Dayton, NV 89403</u>	City, State, Zip:	_____

This property is .30 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) MIXED USE, OFFICE + RESIDENTIAL

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

THE THOMAS J. EDWARDS HOUSE IS A NOTED HISTORIC STRUCTURE
FEATURED IN CARSON CITY'S KID CARSON TRAIL, HISTORIC SELF GUIDED
Is the property available and accessible to the general public? YES, THE OFFICE SPACES ^{TOURS.}

If not, explain: N/A

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

- 1) The historic name of the property is EDWARDS HOUSE
- 2) The address of the property is 204 N. MINNESOTA ST. CARSON CITY, NV
89703
- 3) The improvements were constructed in 1883. (Indicate year, estimate if unknown)

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

[Signature] 119 JUSSEN LN, #B 4/9/2020
 Signature of Applicant or Agent – Address and Phone Number DAYTON, NV 89403 Date

 Signature of Applicant or Agent – Address and Phone Number Date

 Signature of Applicant or Agent – Address and Phone Number Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>4/13/2020</u> Date	<u>KA</u> Initial
<input type="checkbox"/>	Property Inspected	_____ Date	_____ Initial
<input type="checkbox"/>	Income Records Inspected (If applicable)	_____ Date	_____ Initial
<input type="checkbox"/>	County Commission Action	_____ Date	_____ Initial
<input type="checkbox"/>	Written Notice of Approval or Denial Sent to Applicant	_____ Date	_____ Initial

Reasons for Approval or Denial and Other Pertinent Comments:

 Signature of Official Processing Application Title Date

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 204 North Minnesota APN 3-192-09
2. Common Name: _____
3. Historic Name: G. J. Edwards House
4. Present Owner: Frank and Christina Incorporo (*Charles Roddinberry*)
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Stylistically, the stone structure displays elements of both Greek Revival and Gothic Revival design. One and a half stories in height, the structure is built of randomly-coursed ashlar stone. The roof is gabled and is intersected by a two story hip roofed square bay projection in the center of the elevation. The bay is finely detailed with decorative paneling. The facade contains eave returns above a porch that extends the full width of the building. Porch posts support shallow arches. The central bay contains a fan shaped plant lattice. The entry door way is arched and paneled. Windows are double hung with two panes over two.

Alterations are primarily to the interior. Between 1940 and 1960, the structure was divided into apartments.

A pavilioned hot tub and a small building that may be an additional unit stand at the rear of the property.

RELATIONSHIP TO SURROUNDINGS:

The structure relates well environmentally to adjacent buildings although unusual in design and form.



Street Furniture: ---

Landscaping: large Lombardy Poplars, evergreen, large lawn, hedge, ivy on building

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

168

THREATS TO SITE:

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

ADJACENT LAND USES:

residential/commercial/religious

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 40 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

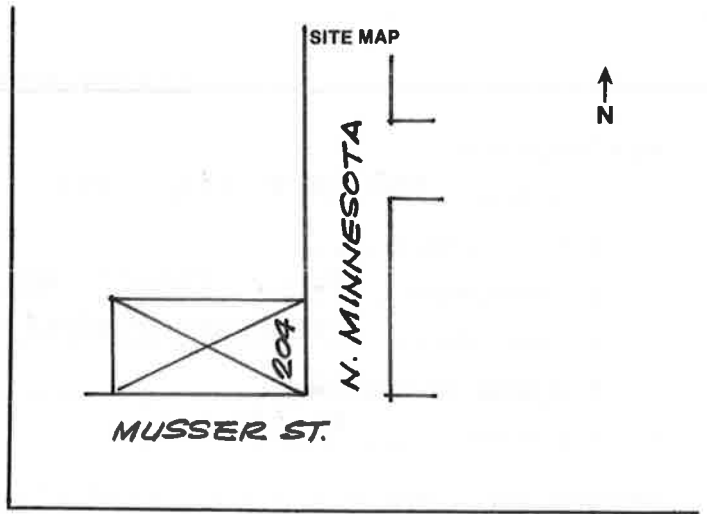
Date of Construction 1883 Estimated _____ Factual ☒ Source: C.C. Historic TourIs Structure on Original Site? ☒ Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was completed by G.J. Edwards in October 1883. Edwards, then the County Clerk, had the building constructed by prison labor thereby creating a scandal that apparently finally led to his resignation the year the house was completed.

The structure is an unusual but finely executed design. The scale of its facade appears smaller than its southern elevation, and the juxtaposition, material, and design of the tower/bay may be unique.

The structure represents one of the city's most interesting and carefully executed architectural designs and reflects the stone building tradition so important to the city.



SOURCES:
 Carson City Historic Tour
 Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

1. Address: 204 North Minnesota APN 3-192-09
2. Common Name: _____ 09 3-192-09
3. Historic Name: G. J. Edwards House INCOPERO, FRANK V
204 N MINNESOTA STREET
4. Present Owner: _____ CARSON CITY NV 89703
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Stylistically, the stone structure displays elements of both Greek Revival and Gothic Revival design. One and a half stories in height, the structure is built of randomly-coursed ashlar stone. The roof is gabled and is intersected by a two story hip roofed square bay projection in the center of the elevation. The bay is finely detailed with decorative paneling. The facade contains eave returns above a porch that extends the full width of the building. Porch posts support shallow arches. The central bay contains a fan shaped plant lattice. The entry door way is arched and paneled. Windows are double hung with two panes over two.

Alterations are primarily to the interior. Between 1940 and 1960, the structure was divided into apartments.

A pavilioned hot tub and a small building that may be an additional unit stand at the rear of the property.

RELATIONSHIP TO SURROUNDINGS:

The structure relates well environmentally to adjacent buildings although unusual in design and form.



Street Furniture: ---

Landscaping: large Lombardy Poplars
evergreen, large lawn, hedge,
ivy on building

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

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

ADJACENT LAND USES:

residential/commercial/religious

PHYSICAL CONDITION:

Excellent _____ Good ☒ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 40 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1883 Estimated _____ Factual ☒ Source: C.C. Historic Tour

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

SIGNIFICANCE:

The structure was completed by G.J. Edwards in October 1883. Edwards, then the County Clerk, had the building constructed by prison labor thereby creating a scandal that apparently finally led to his resignation the year the house was completed.

The structure is an unusual but finely executed design. The scale of its facade appears smaller than its southern elevation, and the juxtaposition, material, and design of the tower/bay may be unique.

The structure represents one of the city's most interesting and carefully executed architectural designs and reflects the stone building tradition so important to the city.

SOURCES:

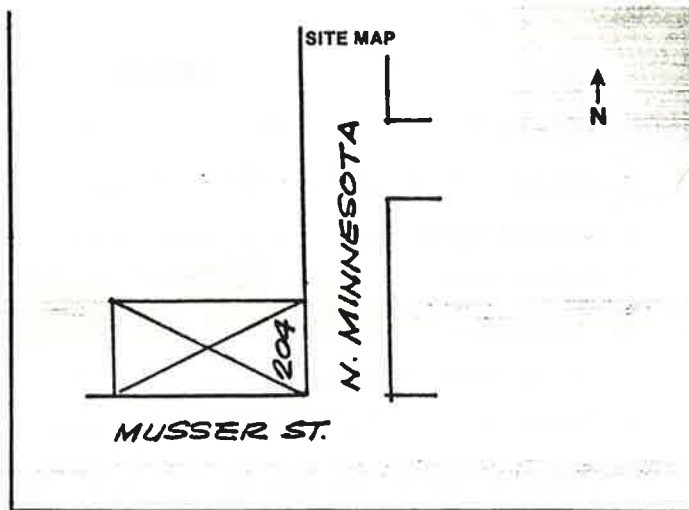
Carson City Historic Tour
 Assessment Application

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

G. J. Edwards House

1B. Current/Common Name

204 N. Minnesota St.

2. PROPERTY ADDRESS

Street Address	204 N. Minnesota St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	G. J. Edwards
------	---------------

3B. Current Owner

Name	Edwards House LLC
Mailing Address	204 N. Minnesota St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-192-09

4. CURRENT PROPERTY STATUS

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

5. PROPERTY USE

5A. Current Use

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

10F. Historic Resource Theme (See Appendix C)**Land Usage: Townsite Development and City Planning****10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C Criterion D
	Other (specify)		
	Not Eligible		
	Unevaluated		

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: G. J. Edwards House **City, County:** Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half house is constructed of honey-hewed sandstone with pinkish stone used for window lintels. The gable front roof has cornice and frieze returns and a gabled wing on the north side. The front porch has baskethandle spans, chamfered posts, and replacement square balusters. The front entry has a door with a round-arch glass panel flanked by an unusual sidelight-like infill with a round-arch panel. Windows have replacement 2/2 sashes. On the south side is a two-story hip-roofed bay window with multiple panels as cladding. To the rear is a story-and-a-half frame addition made according to plans approved in 1996. The gabled wing has solar panels on its roof and novelty siding. As executed the design of the wing is simplified from what was shown in drawings in 1996.

According to Historic Environment Consultants, G. J. Edwards completed the house in October 1883. Edwards was Ormsby County Clerk, and his use of prison labor to build the house was considered inappropriate and led to Edwards resigning his office.

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

Sources

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



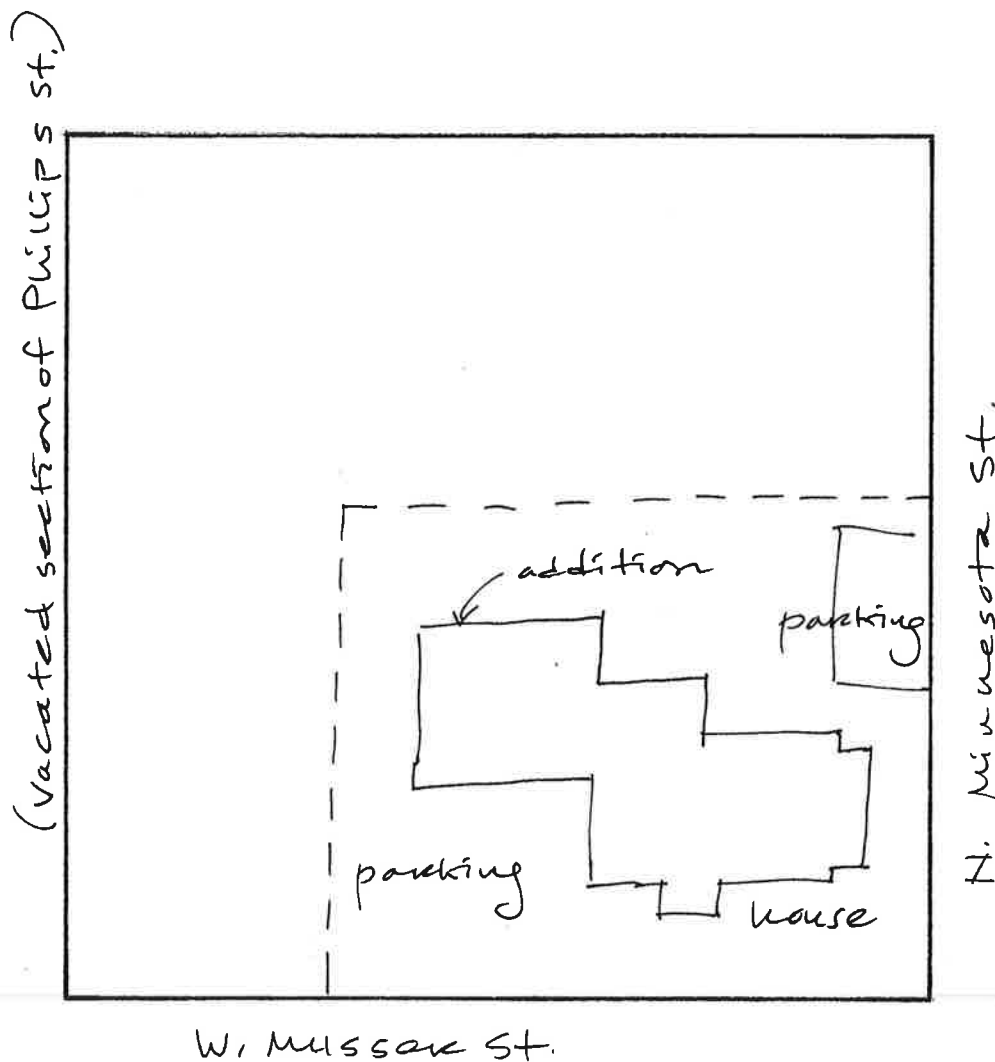
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: G. J. Edwards House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



Δ
N









KIT CARSON TRAIL INVENTORY

NAME: EDWARDS HOUSE.

ADDRESS: 204 NORTH MINNESOTA STREET.

LOCATION: .

CONSTRUCTION DATE: 1883.

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN.

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

Thomas J. Edwards built this house in 1883 on a vacant lot adjoining the residence of Trenmore Coffin. According to some erroneous accounts, Edwards constructed the house with state prison labor, and was forced to resign his office as county clerk. He did resign his office as clerk in 1877, when he was appointed clerk of the United States District Court. This event took place five years before Edwards built his new home on North Minnesota. The story about the use of prison labor has with time become a very popular legend, but the evidence clearly shows there was no scandal associated with the construction of the home.

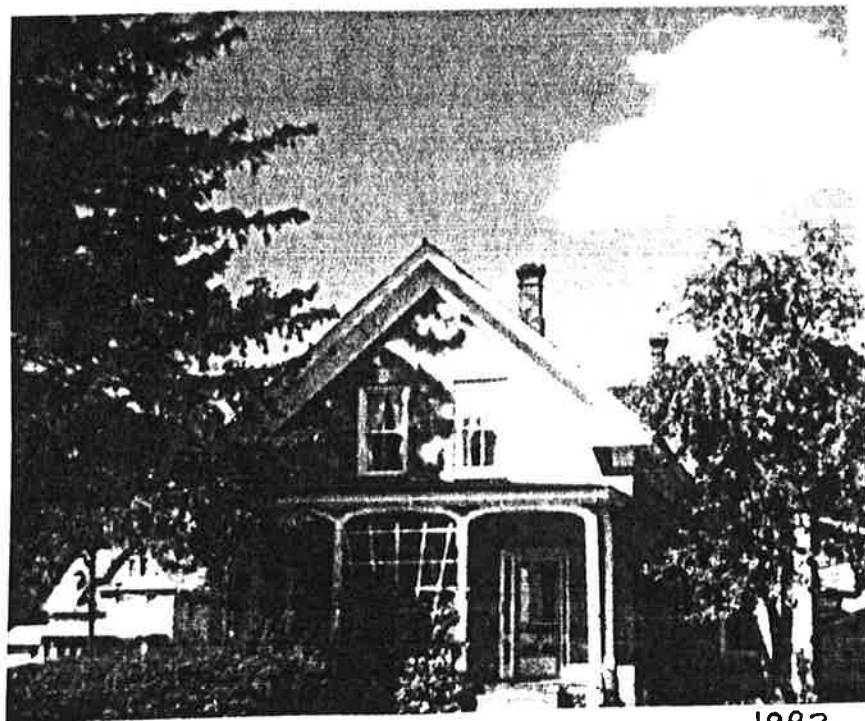
Thomas J. "Tom" Edwards was born in Kalamazoo, Michigan on November 2, 1840. He came to Nevada in 1862 and settled in the milling town of Ophir, where he was a bookkeeper for the Ophir Milling Company. He moved to Carson City shortly thereafter and was named deputy sheriff under Tim Smith. Smith was killed making an arrest and Edwards was named sheriff. He was elected county clerk in 1868 and was reelected again in 1870, 1872, 1874, and 1876. He resigned the position on March 3, 1877, when he received his appointment as deputy federal clerk. Three years later he was appointed clerk of the court, a position he would retain for fifty-one years.

Edwards and his wife Viola had two children: Edith and Harry. Mrs. Edwards passed away on March 4, 1877.

SOURCES OF INFORMATION:

Carson City Daily Appeal, March 4, 1877, May 4, 1883, March 5, 1907, March 26, 1921,

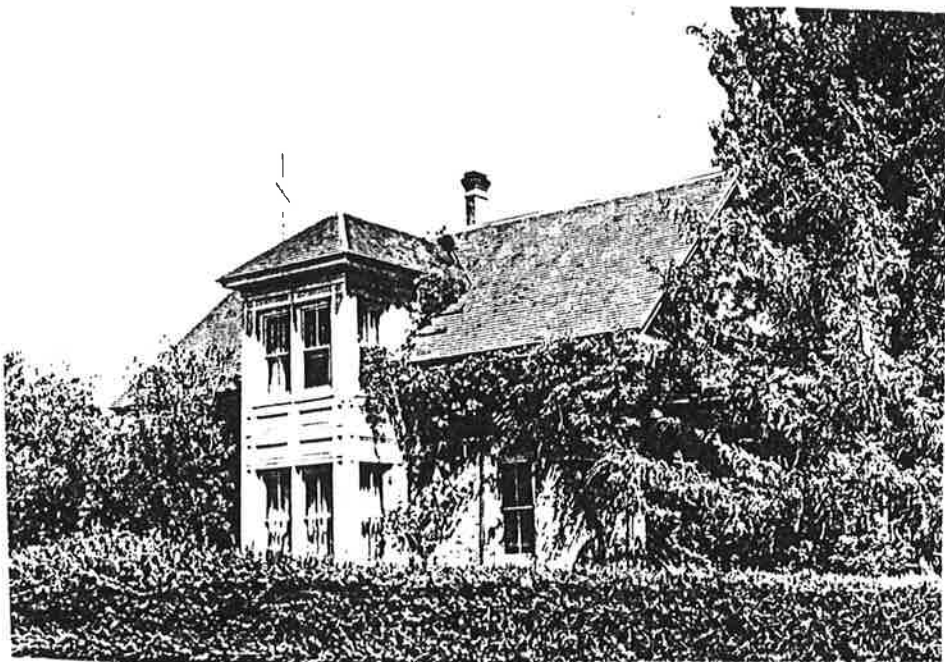
ILLUSTRATIONS - T.J. EDWARDS HOUSE



Looking west.

1993.





Looking N.E.

1993.