

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF July 24, 2023

FILE NO: HRC-2023-0224

AGENDA ITEM: 5.A

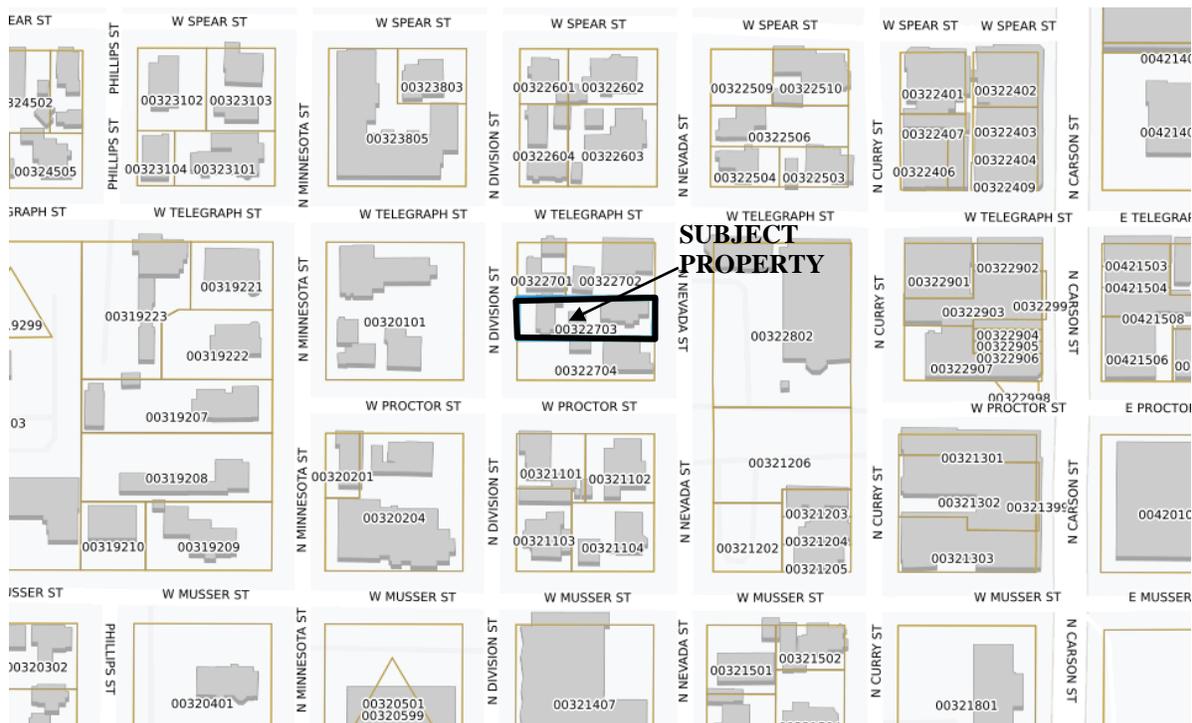
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors for a request from Jeffrey K Sullivan and Julie E Houze (“Applicants”) for a Historic Tax Deferment on property zoned Residential Office (“RO”), located at 308 N. Nevada Street, Assessor’s Parcel Number (“APN”) 003-227-03. (Heather Ferris, hferris@carson.org)

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

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2023-0224, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report.”

VICINITY MAP:



BACKGROUND

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

Per CCMC 21.02.040, property designated as historic by the Carson City Board of Supervisors may be eligible for the open-space use assessment. Note that the property is already subject to the tax deferment; however, the property recently sold and therefore the new owner must apply to continue the deferment.

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

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

The subject site is listed in the Carson City Resources Inventory completed in March 1980, as well as in the 1988 update, and the Kit Carson Trail Inventory completed in 1993. Per these surveys, the house was built c. 1875 by Benjamin H. Meder, a prominent businessman and important political leader. The house is located on the 1875 Bird’s Eye View Map of Carson City and is an important early remnant of the city. The building has retained a high degree of architectural integrity and as such is a significant architectural resource for the 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 July 5, 2023, and the site was found to be in good condition.

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

The following items have been reviewed and approved by the Historic Resource Commission with respect to the subject property.

H-94/95-15 Tax Deferment

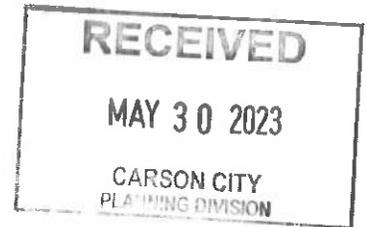
In approving the tax deferment, the HRC found the property to be in conformance with the Carson City Historic District Guidelines and the Secretary of the Interior Guidelines and Standards for Rehabilitation.

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

During the site visit conducted on July 3, 2023, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Attachments

Application for Open-Space / Historic Use Assessment
Historic Survey Information



MEMORANDUM

TO: Heather Ferris, Community Development
FROM: Shannon Silva, Assessor's Office
DATE: May 25, 2023
RE: Historical Site Assessment
Parcel No. 003-227-03

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment, however, was sold and therefore the new owner must apply to continue the deferment. Please see attached breakdown of valuation and proceed accordingly.

Thank you.

Shannon Silva
Chief Deputy Assessor

APN: 003-227-03

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>Jeffrey K Sullivan & Julie E Houze</u>	Representative:	_____
Address:	<u>Po Box 13576</u>	Address:	_____
City, State, Zip:	<u>South Lake Tahoe, CA 96151</u>	City, State, Zip:	_____

This property is .1990 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.): **Historical**

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

1875 HISTORICAL

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

If not, explain: _____

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

- 1) The historic name of the property is M EDER HOUSE 1875
- 2) The address of the property is 308 N NEVADA ST
- 3) The improvements were constructed in **approx.. 1919.** (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] P.O. BOX 13576 SLT, CA 96156 5/22/23
 Signature of Applicant or Agent - Address Date

Julie E. Houy - Sullivan PO BOX 13576
 Signature of Applicant or Agent - Address SLT, CA 96151 5/22/23
Date

Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- | | | | |
|--------------------------|--|------------------------|----------------------|
| <input type="checkbox"/> | Application Received | <u>5/24/23</u>
Date | <u>JS</u>
Initial |
| <input type="checkbox"/> | Property Inspected | _____
Date | _____
Initial |
| <input type="checkbox"/> | Income Records Inspected (If applicable) | <u>n/a</u>
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

THIS PAGE IS NOT RECORDED
FOR INNER OFFICE USE ONLY

APN: 003-227-03

PROPERTY LOCATION: 308 N NEVADA ST

OWNER NAME: JEFFREY K SULLIVAN & JULIE E HOUZE

OWNER MAILING ADDRESS: PO BOX 13576
SOUTH LAKE TAHOE, CA 96151

OWNER PHONE NUMBER: _____

OWNER EMAIL ADDRESS: _____

.....
TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: MAY 2, 2023

DATE RETURNED TO ASSESSORS OFFICE: May 24, 2023

DATE FORWARDED TO COMMUNITY DEVELOPMENT: May 26, 2023

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-227-03</u>	TAXABLE VALUE:	<u>003-227-03</u>
LAND:	<u>\$22,015</u>	LAND:	<u>\$62,900</u>
IMPROVEMENTS:	<u>\$25,777</u>	IMPROVEMENTS:	<u>\$73,649</u>
TOTAL ASSESSED:	<u>\$47,792</u>	TOTAL TAXABLE:	<u>\$136,549</u>

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2023/2024
(if NOT recorded by: June 1, 2023)

ASSESSED VALUE:	<u>003-227-03</u>	TAXABLE VALUE:	<u>003-227-03</u>
LAND:	<u>\$29,750</u>	LAND:	<u>\$85,000</u>
IMPROVEMENTS:	<u>\$30,596</u>	IMPROVEMENTS:	<u>\$87,416</u>
TOTAL ASSESSED:	<u>\$60,346</u>	TOTAL TAXABLE:	<u>\$172,416</u>

PYGAV: No change in the Prior Year Gross Assessed Value. This property is currently at the higher tax cap and the property cannot increase more than 8.0%

IMPROVEMENTS EXCLUDED FROM DEFERMENT: Duplex & associated Site Improvements

DATE RECORDED: _____ DOCUMENT NUMBER: _____

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

KIT CARSON TRAIL INVENTORY

NAME: MEDER HOUSE.

ADDRESS: 308 NORTH NEVADA STREET.

LOCATION: .

CONSTRUCTION DATE: c.1875.

ARCHITECT: NONE KNOWN

BUILDER: .

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

This building was constructed by Benjamin H. Meder ca. 1875. He was a prominent businessman and important political leader and served as an Ormsby County commissioner and a Nevada State senator. B. H. Meder was born in Maine in 1813.

B.H. Meder's son, Llewellyn, known as Lew, also resided in the house with his family. He was born in Boston, Massachusetts in 1855. He came with his father to Carson City as a young boy. Lew lived in the house until his death on June 23, 1901.

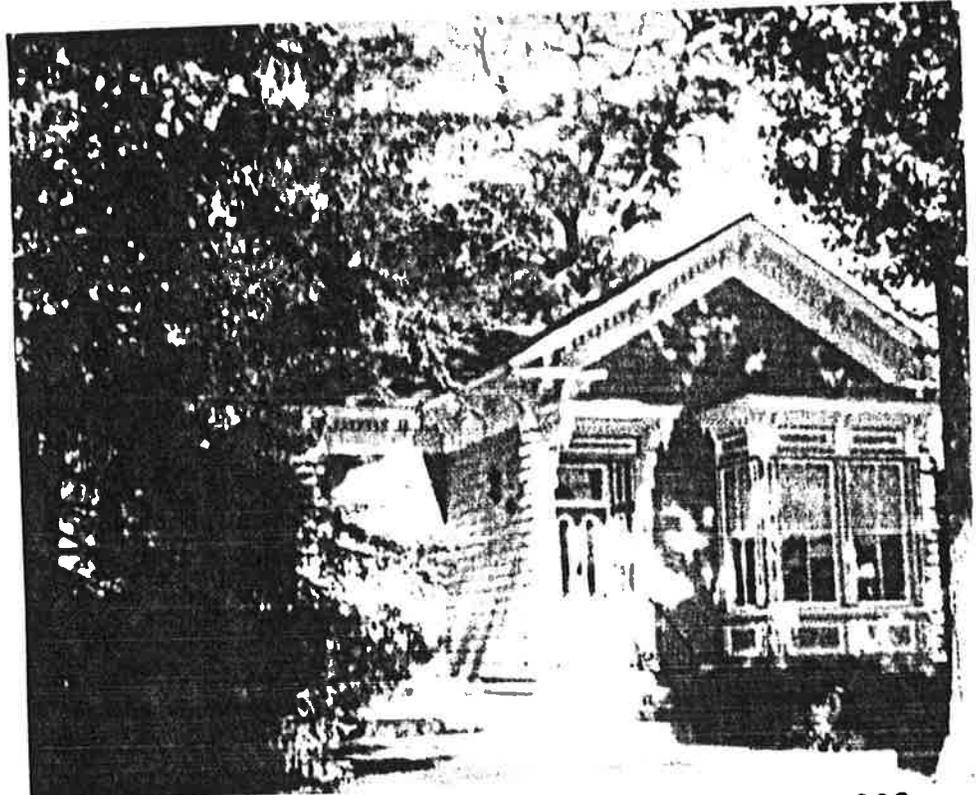
SOURCES OF INFORMATION:

National Register of Historic Places Inventory - Nomination - Lew M. Meder House.

U.S. Census: 1880, 1900.

Carson Daily Appeal, June 25, 1901.

ILLUSTRATIONS - MEDER HOUSE



Looking N.W.

1993.

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 308 North Nevada 09 3-227-03
- 2. Common Name: _____ STARK, PATRICIA
- 3. Historic Name: Lou Meder House 101 DEER RUN RD
- 4. Present Owner: _____ CARSON CITY NV 89701
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This L-shaped one story residence is essentially Italianate in design. The wood frame structure with stone foundation is surmounted by a gabled and hipped roof. Shiplap is the exterior surfacing and the windows are double hung with two lights over two. A square bay, decorated with dentils, drops, and paneling extends from the front facade. Building corners are quoined and there Gothic Revival influenced brackets, dentils, and decorated eave returns in the gable. A canopy with decorative molding, drops, dentils, and brackets announces the entrance. The recessed front door contains arched windows with etched glass panes. A wing with a square bay extends to the south.

Alterations include a door that has been changed to a window on the south wing, the addition of cement entry stairs, and a room at the rear of the building, added in the 1960's.

A small free standing outbuilding stands at the rear of the lot.

The back room was used as a back porch and later enclosed. The outbuilding was the original carriage house; it now has a foundation and was converted to an apartment. Originally there was a widow's walk.

RELATIONSHIP TO SURROUNDINGS:

Although slightly taller than the corner buildings of the block, this residence is compatible in scale, massing and material with its neighbors. The design is unusual for the city and area.



Street Furniture: ---

Landscaping: large evergreen trees, shrubs and ground cover

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

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447

Date March 1980

6

THREATS TO SITE:

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

ADJACENT LAND USES:

residential, parking across street

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

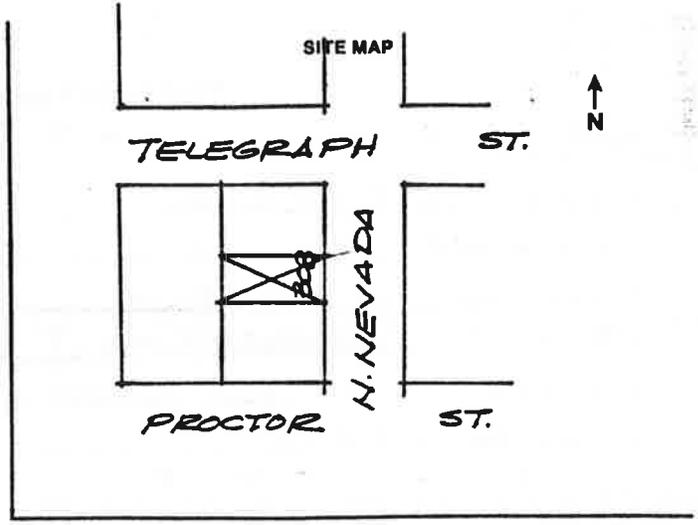
Builder (if known) _____

Date of Construction 1876 Estimated Factual _____ Source: _____

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Located on the 1875 Bird's Eye View Map of Carson City, the structure is an important early remnant of the city. The building is an unusual representative of this style in the city. It is a particularly fine example of its type and has retained a high degree of architectural integrity. As such the building is a significant architectural resource and an important component of Preservation District #2.



SOURCES:

Don Ford; Sanborn Maps
Noreen Humphreys
1875 Bird's Eye View Map of Carson City
Letter from Patricia Moran 1/29/1981

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

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 308 North Nevada APN 3-227-03
- 2. Common Name: _____
- 3. Historic Name: Lou Meder House
- 4. Present Owner: Patricia Moran (Patricia Stark)
- 5. Address (if not occupant): P.O. Box 969, Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This L-shaped one story residence is essentially Italianate in design. The wood frame structure with stone foundation is surmounted by a gabled and hipped roof. Shiplap is the exterior surfacing and the windows are double hung with two lights over two. A square bay, decorated with dentils, drops, and paneling extends from the front facade. Building corners are quoined and there Gothic Revival influenced brackets, dentils, and decorated eave returns in the gable. A canopy with decorative molding, drops, dentils, and brackets announces the entrance. The recessed front door contains arched windows with etched glass panes. A wing with a square bay extends to the south.

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Architectural Evaluation: PS ___ NR listed

District Designation: PD 2 NR ___

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2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

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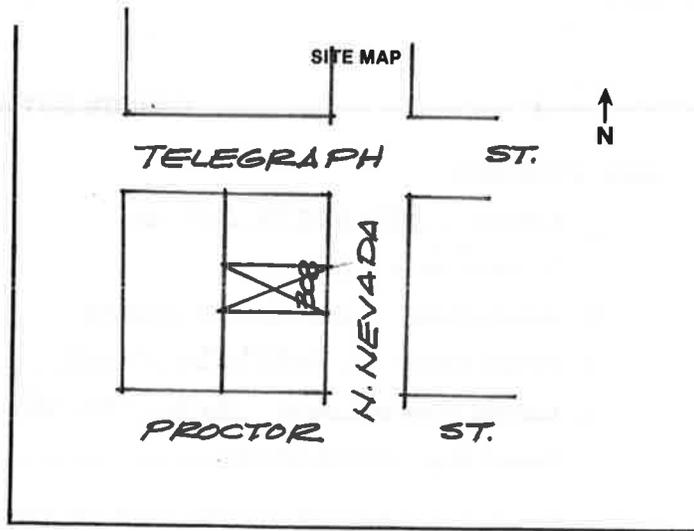
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Zoning: