

Item # 9-3

**City of Carson City  
Agenda Report**

**Date Submitted:** April 28, 2009

**Agenda Date Requested:** May 7, 2009

**Time Requested:** Consent

**To:** Mayor and Board of Supervisors

**From:** Planning Division

**Subject Title:** Action to approve a request from Edward and Maureen Waterhouse for Historical Tax Deferment status on property zoned Residential Office (RO), located at 312 West Musser Street, APN 003-211-03. (HRC-07-087)

**Staff Summary:** The subject property is eligible for the Open Space Use Assessment as a result of its conformance to specific standards and its historical status in Carson City.

**Type of Action Requested:**

Resolution

Ordinance

Formal Action/Motion

Other

**Does This Action Require A Business Impact Statement?**  Yes  No

**Planning Commission Action:** None

**Historic Resources Commission Action:** Recommended approval at the April 09, 2009 meeting by a vote of 7 ayes and 0 nays.

**Recommended Board Action:** I move to approve a request from Edward and Maureen Waterhouse for Historical Tax Deferment status on property zoned Residential Office, located at 312 West Musser Street, APN 003-211-03.

**Explanation for Recommended Board Action:** The Historic Resources Commission's decision was properly based on the required findings 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.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.06 (Historic District).

**Fiscal Impact:** N/A


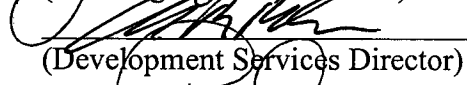
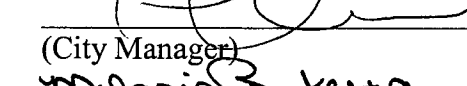
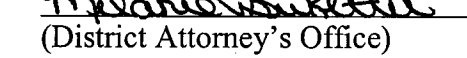
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Deny  
2) Refer back to the Historic Resources Commission for further review.

**Supporting Material:** 1) HRC-07-087 Staff Report  
2) Case Record

**Prepared By:** Janice Brod, Management Assistant V

<b>Reviewed By:</b> <u></u>	Date: <u>4.28-09</u>
(Planning Division Director)	
<u></u>	Date: <u>4-28-09</u>
(Development Services Director)	
<u></u>	Date: <u>4/28/09</u>
(City Manager)	
<u></u>	Date: <u>4-28-09</u>
(District Attorney's Office)	

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING  
OF APRIL 09, 2009**

**AGENDA ITEM: F-1**

**FILE NO: HRC-07-087**

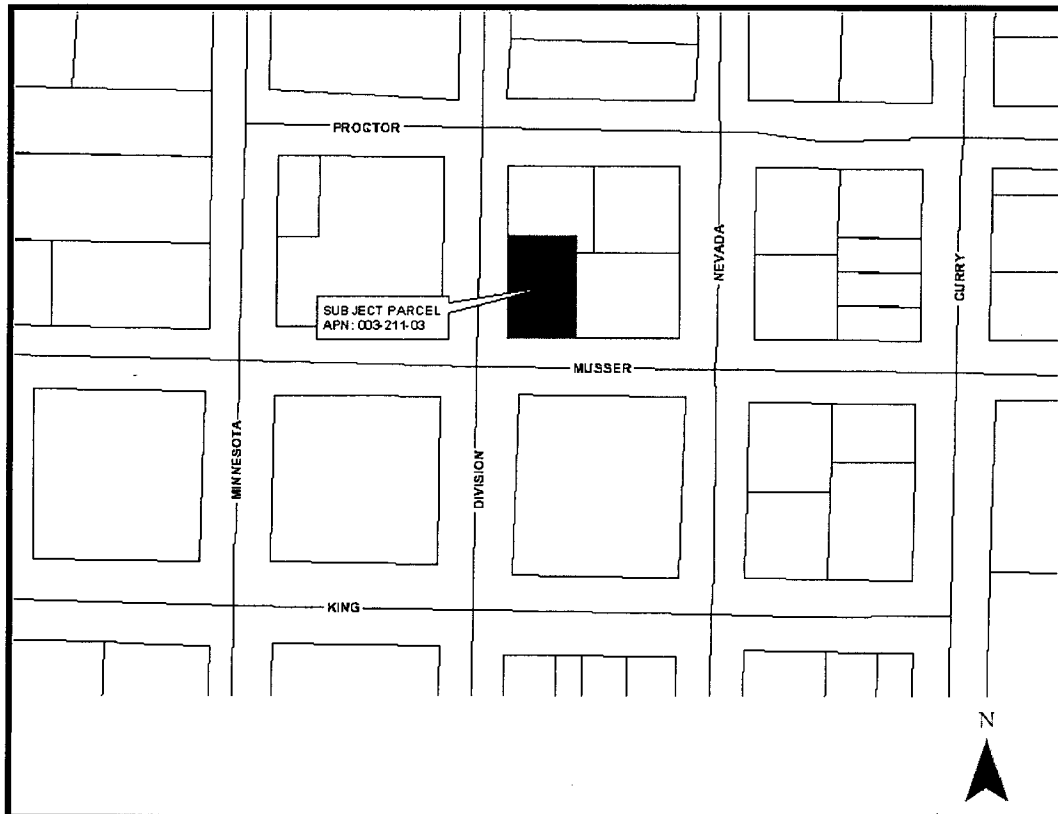
**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

**REQUEST:** A request for Historical Tax Deferment status for the property located at 312 West Musser Street.

**OWNER:** Edward and Maureen Waterhouse

**LOCATION/APN:** 312 West Musser Street / 003-211-03

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to approve HRC-07-087, a request from Edward Waterhouse, for Historical Tax Deferment on property zoned Residential Office (RO), located at 312 West Musser Street, APN 003-211-03. The subject approval is 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."



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

*The subject site is listed on the Carson City Resources Inventory of March 1980, completed by Historic Environment Consultants. According to information provided by the historical survey, this is a one and a half wood-framed residential structure with design elements from the Classical Revival style. The structure is environmentally and architecturally compatible to its residential and commercial neighbors and the Historic District of Carson City.*

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

*A site visit was conducted on March 20, 2009, and the site was found to be in excellent condition. There have been significant upgrades to the property within the past few years, including but not limited to new windows, refurbished siding and new siding, new roofing material, interior upgrades and installation of a decorative railing consisting of red brick with a white rail spindle and top cap to surround an existing concrete slab on the western portion of the site. In addition to the above noted interior and exterior upgrades, the property owners installed a new carriage house and wooden picket fence in 2007/2008.*

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

*No alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built prior to 1875. The structure is approximately 3,241 square feet in size. There are additions on the rear portion of the primary structure. The structure is currently used as single family residence and the current zoning of the subject parcel is Residential Office (RO).*

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

*During the site visit conducted on March 20, 2009, the Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.*

*It is also important to note, on March 12, 2009, the subject site was chosen as the recipient of the 2009 Carson City Historic Preservation Award by the Historic Resources Commission.*

Respectfully Submitted,  
Public Works Department, Planning Division

*Jennifer Pruitt*

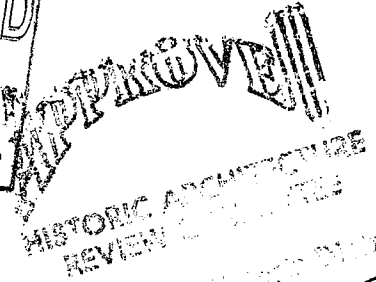
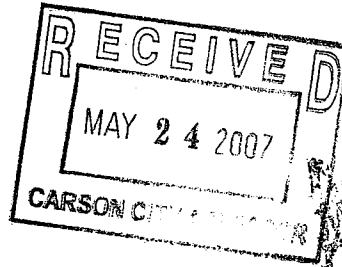
Jennifer Pruitt, AICP, LEED AP  
Principal Planner

HRC-07-087

APN (Assessor's Parcel Number)

003-211-03

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



This space 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 1<sup>st</sup>. 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>WATERHOUSE, ELMER &amp; MAUREEN</u>	Representative:	_____
Address:	<u>P O BOX 10749</u>	Address:	_____
City, State, Zip:	<u>ZEPHYR COVE, NV 89448</u>	City, State, Zip:	_____

This property is .16 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) residential.

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

The property was classified as historic in 1982 by the city.

Is the property available and accessible to the general public? ~~Yes~~ Yes Exterior only.

If not, explain: Private residence

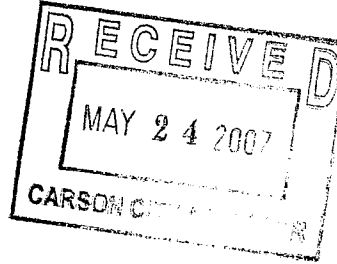
If open space real property classification is sought on the basis of the property being designated by law as historic, please answer the following questions:

- 1) The historic name of the property is unknown. see attachments.
- 2) The address of the property is 312 W. Musser Street.

HRC-07-087

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003-211-03



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201 N. Carson St., Ste. 6  
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	<u>&amp; MAUREEN</u>		
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City, State, Zip:	<u>ZEPHYR COVE, NV</u>	City, State, Zip:	_____
	<u>89448</u>		

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Is the property available and accessible to the general public? ~~Yes~~ Yes Exterior only.

If not, explain: Private residence

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 unknown see attachments.
- 2) The address of the property is 312 W. Musser Street.

3) The improvements were constructed in 1970 (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.

E.W. Waterhouse P.O. Box 10749 Zephyr Cove NV 89448 Feb 20, 2007  
 Signature of Applicant or Agent – Address and Phone Number Date

Maureen R. Waterhouse - as above May 17, 2007  
 Signature of Applicant or Agent – Address and Phone Number Date

\_\_\_\_\_  
 Signature of Applicant or Agent – Address and Phone Number Date

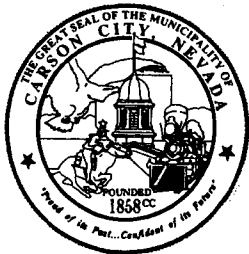
FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>5.25.07</u> Date	<u>JP</u> Initial
<input checked="" type="checkbox"/>	Property Inspected	<u>3.20.08</u> Date	<u>JP</u> Initial
<input type="checkbox"/>	Income Records Inspected (If applicable)	<u>NA</u> Date	<u>NA</u> Initial
<input checked="" type="checkbox"/>	County Commission Action	<u>4.9.09</u> Date	<u>JP</u> 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, NEVADA**  
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

**MEMORANDUM**

**TO:** Jennifer Pruitt, Community Development  
**FROM:** Kimberly Adams, Assessor's Office  
**DATE:** May 24, 2007  
**RE:** Historical Site Assessment  
Parcel No. 003-211-03



Enclosed you will find an application for Historical tax deferment status.

The current values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 33,986	LAND: 97,103
IMPROVEMENTS: 22,873	IMPROVEMENTS: 65,351

The new values after receiving the Historical Deferment are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 25,150	LAND: 71,857
IMPROVEMENTS: 16,926	IMPROVEMENTS: 48,360

These values will be for the 2007/08 fiscal year if the application is recorded on or before June 30, 2007.

Please proceed accordingly.

Thank you.

Kimberly Adams  
Property Appraiser I

**DAVID A. DAWLEY - CARSON CITY ASSESSOR**

201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139



Carson City Historical House 312 W. Musser St.

May, 17, 2007

To Whom It May Concern,

This house located in the Green & Procter Subdivision on property described as the west 68 feet of the south half of lot number 6 and the west 68 feet of lots numbered 7 and 10 all in block 15 of said subdivision. The deed conveying this property to a Mary Wilson Wall in Feb of 1909, copy attached, indicates that there were two houses on the property. This is confirmed by the Bird's Eye map of Carson City dated 1875. Also by the Sanborn map dated 1907 and the 1910 census showing Mary residing at 314 W. Musser, copies attached. The sale of the property to Ida M. Bohall in Oct. of 1919, copy attached, does not indicate whether there were two houses or one. However, the transfer of the property in Sept. of 1922 to G.B. Spradling, copy attached, clearly indicates "the dwelling house". This, of course, brings up the questions, "What happened to the two houses and when and from where did the present house appear"? A newspaper dated 1878 was found rolled up in a former window frame and another dated 1912 in the Division St. addition. To me this indicates that the two houses were probably destroyed by fire, they were very close together, and the present house moved there from another location. On that basis there is no way to determine when the house was built or by whom. I intend to persue this further. Bob Nylen has been out of town and he may have some ideas.

Ed Waterhouse, Owner  
Ph. 775-882-9383

of Ormsby, State of Nevada, -County of Ormsby, State of Nevada- and bounded and described as follows, to-wit: Lots Five (5) Six (6) Seven (7) and Eight in Block nine (9) in Chedics addition to the Town of Carson, in Ormsby County, and State of Nevada. TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging. To Have and to Hold, the said premises, unto the party of the second part, and to his heirs and assigns forever. In Witness Thereof the party of the first part has hereunto set her hand the day and year first above written.

Signed and Delivered in the Presence of )  
C. H. Peters. ) (50¢ Revenue stamp attached) Mary Cahill.

State of Nevada )  
County of Ormsby. ) ss.

On this 28th day of December, A.D. one thousand nine hundred and fifteen, personally appeared before me, C.H. Peters, a Notary Public in and for the said County of Ormsby, Mary Cahill, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein mentioned. In Witness Whereof, I have hereunto set my hand and fixed my Official Seal at my office in the County of Ormsby, the day and year in this certificate first above written.

(SEAL) C.H. Peters.  
Notary Public in and for the County of Ormsby, State of Nevada. My Commission expires April-1-1917  
Filed for record at request of John Uhart, Dec. 6th, 1916, at 40-Min-past 10-o'clock A.M.  
And recorded December 18th, 1916. File No. 201. Ormsby County Recorder.

~~~~~

Nancy H. Wilson To Mary Wilson Wall.

THIS INDENTURE, Made the Twenty-seventh day of February, in the year of our Lord one thousand nine hundred and nine, Between NANCY H. WILSON, of Carson City, County of Ormsby, State of Nevada, the party of the first part, and MARY WILSON WALL, of the same place, the party of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of One dollar, (and love and esteem) Lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, all those certain lots, pieces, or parcels of land, situate, lying and being in the City of Carson, County of Ormsby, State of Nevada, and bounded and particularly described as follows, to wit: Being the west sixty-eight (68) feet of the south half of Lot numbered six (6) and the west sixty-eight feet (68) of Lots numbered seven (7) and ten (10) all in Block numbered Fifteen (15) of Proctor and Green's Division of the said Carson City, Nevada, together with dwellings thereon, and household furniture in said dwellings. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To Have and to Hold, all and singular the said premises, together with the appurtenances unto the said party of the second part, and to her heirs and assigns forever. In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of )  
C. H. Peters. ) Nancy H. Wilson. (SEAL)

State of Nevada )  
County of Ormsby. ) ss.

On this 27. day of February, A.D. one thousand nine hundred and nine, personally appeared before me, C.H. Peters, a Notary Public in and for the said County of Ormsby, Nancy H. Wilson, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned. In Witness Whereof, I have hereunto set my

(next page)

hand and affixed my Official Seal at my office in the County of Ormsby, the day and year in this certificate first above written.

(SEAL) C. H. Peters. Notary Public in and for the County of Ormsby, State of Nevada.

Filed for record at request of W.F.Wilson, Dec.6th, 1916, at One o'clock, P.M. And recorded December 18th, 1916. File No. 202.

Ormsby County Recorder.

Frank J.Pardini and Ralph Pardini To Tom Pardini.

THIS INDENTURE, MADE THE 11th day of December, one thousand nine hundred and sixteen, BETWEEN Frank J. Pardini, and Ralph Pardini, of Ormsby County, State of Nevada, the parties of the first part, and TOM PARDINI, of the said County, and State, the party of the second part, WITNESSETH: That the said parties of the first part, in consideration of the sum of Ten dollars, Lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, and sell unto the said party of the second part, and to his heirs and assigns forever, an undivided one-third interest in all that certain lot, - piece, - or parcel - of land situate in the County of Ormsby, State of Nevada, and bounded and described as follows, to-wit: N.W. 1/4 and the E. 1/2 of the S.W. 1/4 of Sec. 26, Tp. 15 North, Range 20 East, M.D.B. & M. TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, together with all water and water rights appurtenant and belonging to said land so described. To Have and to Hold the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever. In Witness Whereof, the said parties of the first part, have hereunto setv their hands the day and year first above written.

Signed and Delivered in the Presence of ) Frank J. Pardini. ) C. H. Peters. ) Ralph Pardini.

State of Nevada ) :ss: County of Ormsby, )

On this 11th day of December, A.D. one thousand nine hundred and sixteen, personally appeared before me, C.H. Peters, a Notary Public in and for the said County of Ormsby, Frank J. Pardini, And Ralph Pardini, known (or proved) to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned. In Witness Whereof, I have hereunto set my hand and fixed my Official Seal at my office in the County of Ormsby, the day and year in this certificate first above written.

(SEAL) C. H. Peters. Notary Public in and for the County of Ormsby, State of Nevada. My Commission Expires April 1-1917

Filed for record at request of Ralph Pardini, Dec. 11th, 1916, at 3-o'clock, P.M. And Recorded December 18th, 1916. File No. 207.

Ormsby County Recorder.

DEED.

I, Giulio Quilici, of Ormsby County, Nevada, for and in consideration of the sum of ten dollars, United States gold coin, do by these presents grant bargain, sell and convey unto Michele Quilici and Guiseppe Quilici of Lyon County, Nevada, my undivided one-third interest in that certain piece and parcel of land situate, lying and being in Ormsby County, State of Nevada, described as follows:

The S W 1/4 of section 14, Township 15 North, Range 20 East, M. D. B. & M., containing 160 acres of land, and all water and water rights, ditch and ditch rights used in connection therewith.

To have and to hold the above granted and described premises, with all its appurtenances, unto the said Michele Quilici and Guiseppe Quilici, their heirs and assigns forever.

I also sell, sonvey and transfer to said Michele Quilici and Guiseppe Quilici all of my undivided one-third interest in all live stock of every kind and nature now upon said

140

the year in this certificate first above written.

(SEAL)

GEORGE L. SANFORD  
Notary Public in and for the  
County of Ormsby, State of Nevada.

\$1.00 Documentary Stamps attached  
and cancelled.

Filed for record at the request of Carson Valley Bank Oct 3 1919 at 48 min past 10 o'clock A.M.

Recorded Oct 9 1919. File No. 357. Edrake  
Ormsby County Recorder.

.....

MARY WILSON WALL TO IDA MAY BOHALL.

THIS INDENTURE, made the 3rd day of October one thousand nine hundred and nineteen BETWEEN MARY WILSON WALL, of Carson City, County of Ormsby, State of Nevada, the party of the first part, and IDA MAY BOHALL, of the same City, County, and State, the party of the second part, WITNESSETH: That the said party of the first part, in consideration of the sum of Ten dollars, Lawful money of the United States of America, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party of the second part, and to her heirs and assigns forever, all those certain lots, pieces or parcels of land situate in the City of Carson County of Ormsby, State of Nevada, and bounded and described as follows, to-wit: Being the west sixty-eight (68) feet of the south half of Lot numbered six (6) and the west sixty-eight (68) feet of Lots numbered seven (7) and ten (10) all in Block numbered Fifteen (15) of Proctor and Green's Division of the said Carson City, Ormsby County, Nevada. TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever, IN WITNESS WHEREOF, the said party of the first part, has hereunto set her hand the day and year first above written.

Signed and Delivered in the Presence of : MARY WILSON WALL

(SEAL) C. H. PETERS

\$1.00 Documentary Stamp attached and cancelled.

STATE OF NEVADA :  
                  : SS.  
COUNTY OF ORMSBY. :

On this 3, day of October A.D. one thousand nine hundred and nineteen personally appeared before me, C. H. Peters a Notary Public in and for the said County of Ormsby MARY WILSON WALL, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and fixed my Official Seal at my office in the County of Ormsby the day and year in this certificate first above written.

(SEAL)

C. H. PETERS  
Notary Public in and for the  
County of Ormsby, State of Nevada.

My Commission Expires 1st April 1921.

Filed for record at the request of Ida May Bohall Oct 3 1919 at 50 min. past 2 o'clock P.M.

Recorded Oct 9, 1919. File No. 359. Edrake  
Ormsby County Recorder.

.....

set my name and affixed my Notarial Seal at my office in said County, the day and year in this Certificate first above written.

(SEAL) R. C. Stewart.
Notary Public in and for Lyon County, State of Nevada. My Commission expires June 24, 1924.
Filed for record at request of Paul Jones, December 28th, 1922, at 45-Min-past 1. o'clock, P.M.
File No. 502.
Ormsby County Recorder.

DEED: JAMES E. MILLOTT TO MRS. M. E. KING.

THIS INDENTURE, made the Second day of January, one thousand nine hundred and twenty-three, BETWEEN JAMES E. MILLOTT, of Carson City, County of Ormsby, State of Nevada, the party of the first part, and MRS. M. E. KING, of Sandusky, State of Ohio, the party of the second part, WITNESSETH: That the said party of the first part, in consideration of the sum of Ten dollars, Lawful money of the United States of America, and love and esteem to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party of the second part, and to her heirs and assigns forever, all those certain lots, pieces or parcels of land situate in the City of Carson City, County of Ormsby, State of Nevada, and bounded and described as follows, to-wit: Being all of lots numbered one, two, three, four, five, six, seven and eight. (1,2,3,4,5,6,7, & 8,) and the North ten feet of lots numbered nine and ten (N 10ft. of 9. & 10,) in Block numbered Forty-eight (48) of Mussers Division of the said Carson City, Nevada, together with Dwelling and barns, and buildings thereon, and household furniture in said buildings. Also- Lot numbered Six, (6) in Block numbered Fifty-five, (55) of Mussers Division of the said Carson City, Nevada, together with all buildings thereon, and tools, machinery, ans all fixtures and equipments contained therein. TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever. IN WITNESS WHEREOF, THE SAID PARTY OF THE FIRST PART, has hereunto set his hand the day and year first above written Signed and Delivered in the Presence of )

Thos. C. Fradsham. ) (\$1. Documentary stamp attached & cancelled) James E. Millott.

State of Nevada. )
) ss.
County of Ormsby. )

On this 2, day of January, A.D. one thousand nine hundred and twenty-three. personally appeared before me, C. H. PETERS, a Notary Public in and for the said County of Ormsby, James E. Millott, known (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and fixed my Official Seal at my office in the County of Ormsby, the day and year in this certificate first above written.

(SEAL) C. H. Peters.
Notary Public in and for the County of Ormsby, State of Nevada. My commission expires April-1, 1925.
Filed for record at request of Thos. C. Fradsham, January 4th, 1923, at 15-Min-past 2-o'clock, P.M.
File No. 1.
Ormsby County Recorder.

WARRANTY DEED: Ida May Bohall To G. B. Spradling. Dated Sept. 25th, 1922.
THIS INDENTURE, MADE THE twenty-fifth day of September, one thousand nine hundred and twenty-two, BETWEEN IDA MAY BOHALL, of Reno, Washoe County, State of Nevada, the party of the first part, and G. B. SPRADLING, of Carson City, Ormsby County, State of Nevada, the party of the second part, WITNESSETH: That the party of the first part, for and in consideration of the sum of Two Thousand and Eighty (\$2080.00) dollars, lawful money of the United States of America, to her in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does

by these presents grant and convey unto the party of the second part, and to his heirs and assigns forever all those certain lots, pieces and parcels land, locate, situate and being in Carson City, Ormsby County, Nevada, together with the dwelling house thereon and household furniture therein, and more particularly described as follows, to-wit: The West sixty-eight (68) - numbered six (6) and the West sixty-eight (68) feet of Lots - feet of the South half of Lot/numbered seven (7) and ten (10) all in Block numbered Fifteen (15) of Proctor and Green's Division of the said Carson City, Ormsby County, Nevada. Also the West sixty-eight feet of the North half (1/2) of Lot numbered six (6) in Block numbered fifteen (15) of Proctor and Green's Division of the said Carson City, Nevada. Also all improvements thereon and furniture consisting of one bedstead; one dresser; one chair; one stove; two pillows; one mattress; portiers; four dining chairs; and dining table, one china closet; one heating stove; two large rugs; two small rugs; one bath rug; one wash stand; one curtain; one shade; one parlor rocker; window shades; one parlor chair; one parlor setter; curtains; one bedstead; one mattress; one rocker; one dresser; one ward robe; and one rug and hall linoleum. TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof. To Have and to Hold all and singular the above-mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever. And the party of the first part, and her heirs, the said premises in the quiet and peaceable possession of the party of the second part and his heirs and assigns, against the party of the first part, and her heirs, and against all and every person and persons whosoever lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND. Provided, however, that the said first party does not warrant title to the said West sixty-eight feet of the North half (1/2) of Lot numbered six (6) in Block numbered Fifteen (15) of Proctor's and Green's Division of said Carson City, Nevada. IN WITNESS WHEREOF, the party of the first part has hereunto set her hand the day and year first above written.

Signed and Delivered in the Presence of )  
 \_\_\_\_\_ ) Ida May Bohall,  
 ) (\$2.50 Documentary stamps attached & cancelled.)

(GENERAL ACKNOWLEDGEMENT)

State of Nevada, )  
 ) ss.  
 County of Ormsby. )

On this 25th day of September, A.D. 1922, personally appeared before me, John M. Chartz, a Notary Public, in and for the County of Ormsby, Ida May Bohall, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Ormsby, the day and the year in this certificate first above written.

(SEAL) John M. Chartz,

Notary Public in and for the County of Ormsby, State of Nevada. My commission expires Jan-13, 1923.

Filed for record at request of G. B. Spradling, January 8th, 1923, at 44-Min-past 11-o'clock, A.M.

File No. 3.

Caroline  
 \_\_\_\_\_  
 Ormsby County Recorder

DEED: Mary E. King To Frank E. Meder. Dated January 20th, 1923.

I, Mary E. King, of Sandusky, Ohio, for and in consideration of the sum of fifty dollars, lawful money of the United States of America, do by these presents grant, bargain and sell and convey unto Frank E. Meder, of Ormsby County, Nevada, all that certain lot, piece or parcel of land situate in Carson City, Ormsby County, Nevada, and described as follows:

All of Lot numbered Six (6) in Block numbered Fifty-five (55) of Musser's Division of said Carson City, Ormsby County, Nevada. To have and to hold the above granted and described promises, with all its appurtenances, unto the said Frank E. Meder, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of January, 1923.

(\$5.00 Documentary stamps attached & Cancelled.)

Mary E. King,

Acknowledgment next page.

N. DIVISION

NEVADA

SPEAR

TELEGRAPH

PROCTER

37+

38+

39

35+

34

33

14+

15

ST. PATRICK'S CHURCH  
WINDMILL  
WATER STORE  
WATER TOWER  
WATER PUMP

WATER TOWER  
WATER PUMP  
WATER STORE

June 1902



Department of Cultural Affairs

# State Historic Preservation Office



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## All Data Available for Specified Person

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### Personal Information

|                             |               |                      |             |
|-----------------------------|---------------|----------------------|-------------|
| Surname, First Names:       | WALL, MARY W. |                      |             |
| Age:                        | 40            | Sex:                 | F           |
| Profession:                 | NONE          | Color:               | W           |
| Able to Write:              | Y             | Able to Read:        | Y           |
| Sickness:                   |               | Blind:               | N           |
| Idiotic:                    |               | Insane:              |             |
| Crippled:                   |               | Deaf:                | N           |
| Place of Birth:             | NV            | Month/Year Born:     | 0/0         |
| Marital Status:             | W             | Month Married:       | 0           |
| Years Married:              | 18            |                      |             |
| # of Children:              | 0             | # of Children Alive: | 0           |
| US Citizen:                 |               | Can Vote/Has Voted:  |             |
| Speaks English:             | Y             | School:              |             |
| Father For:                 |               | Mother For:          |             |
| Main Relation:              | U             | Head Relation:       |             |
| Relation 2:                 | OTH           |                      |             |
| Years in US:                | 0             | Year Imigrated:      | 0           |
| Naturalized:                |               | Year Naturalized:    | 0           |
| Real Estate:                | 0             | Per Estate:          | 0           |
| Own:                        |               | Free:                |             |
| Farm:                       |               |                      |             |
| Industry:                   |               |                      |             |
| Work Status:                |               | Months Unemployed:   | 0           |
| Parent's Language:          | ENGLISH       |                      |             |
| Father's Language:          |               | Mother's Language:   |             |
| Father's P.O.B.:            | MA            | Mother's P.O.B.:     | NV          |
| <b>Location Information</b> |               |                      |             |
| City:                       | CARSON CITY   |                      |             |
| County:                     | ORMSBY        | Post Office:         |             |
| Street Name:                | MUSSER ST.    | Street Number:       | 314         |
| <b>Census Information</b>   |               |                      |             |
| Census Year:                | 1910          |                      |             |
| Page:                       | 2             | Line:                | 13          |
| Enumerator:                 | 60            | Supervisor:          | 0           |
| Day/Month:                  | 17/4          | Subunit:             | CARSON CITY |
| Household Number:           | 4             | Family Number:       | 6           |
| Institution:                | BLANK         | Ward:                | 1           |
| Rank:                       | 2             | OC Code:             | 0           |

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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 312 West Musser APN 3-211-03
- 2. Common Name: \_\_\_\_\_ 09 3-211-03
- 3. Historic Name: \_\_\_\_\_ ARMSTONG, GLENDA K  
P O BOX 1057
- 4. Present Owner: \_\_\_\_\_
- 5. Address (if not occupant): \_\_\_\_\_ GARDNERVILLE NV 89410
- 6. Present Use: residence Original Use: residence

010

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

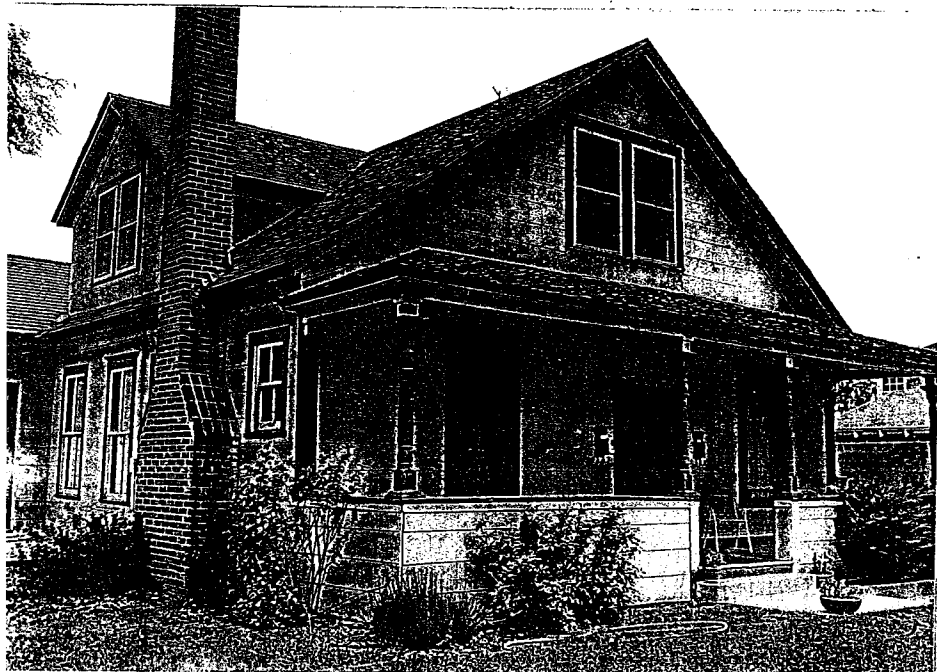
This one and a half story residence is a vernacular building with minor Classical Revival influence. The asphalt shingle exterior covers a rectangular floor plan with additions. There is a gable roof and one chimney. All windows are double hung with two lights over two. The entry is recessed and paneling surrounds the doorway. The porch is supported by turned columns.

The front porch was added, along with rear additions, between 1885 and 1907. A patio has been added to the Division Street facade, and the structure has been resurfaced with composition siding.

A free standing concrete block garage is located on the lot.

RELATIONSHIP TO SURROUNDINGS:

This simple house is smaller in scale and height than the neighboring church and large office building. The material differs from that of surrounding structures.



Street Furniture: ---

Landscaping: minimal, mature trees on Division Street

Architectural Evaluation: PS X NR \_\_\_\_\_

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/religious

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair  Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction prior to 1875 Estimated  Factual \_\_\_\_\_ Source: 1875 Bird's Eye Map

Is Structure on Original Site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown

SIGNIFICANCE:

This residence may possibly be important in conjunction with the nearby church.

The crisp, well defined lines of the building lend it a formality and presence that enhances its architectural values. Although simple in form, the structure represents the utilitarian and unadorned housing stock of 19th century Carson City. Located on the 1875 Bird's Eye View Map, the structure is one of the city's early still remaining residences and constitutes an important contributor to Preservation District #2.

SOURCES:

1875 Bird's Eye View Map

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

