



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 6, 2017

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To approve a request from RBT 0641 Irrevocable Trust 12/22/16 for a Historical Tax Deferment on property located within the Historic District, located at 402 S. Division Street, APN 003-128-02.

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. The property is currently receiving a Historical Tax Deferment, but it must be re-applied for as the property owner is transferring ownership of the property into a Trust.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

"I move to approve a request from RBT 0641 Irrevocable Trust for a Historical Tax Deferment on property located within the Historic district, located at 402 S. Division Street, APN 003-128-02".

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of June 8, 2017, the Historic Resources Commission recommended approval of the Historical Tax Deferment 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 the Historic Resources Commission's Policies. The staff report to the Historic Resources Commission is attached.

Background/Issues & Analysis

Section 21.02.040 states that any site or structure designated as historic by the Board of Supervisors shall be eligible for the Open Space Use Assessment. The subject property is a contributing property in the City's Historic District. The property is currently subject to a Historical Tax Deferment. The subject request is due to the transfer of ownership into a Trust.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District), CCMC 21.02.040 Criteria for Open Space / Historic Use Assessment, and NRS 361A Taxes on Agricultural Real Property and Open Space.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Deny the request.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JUNE 8, 2017**

AGENDA ITEM: F-1

FILE NO: HRC-17-031

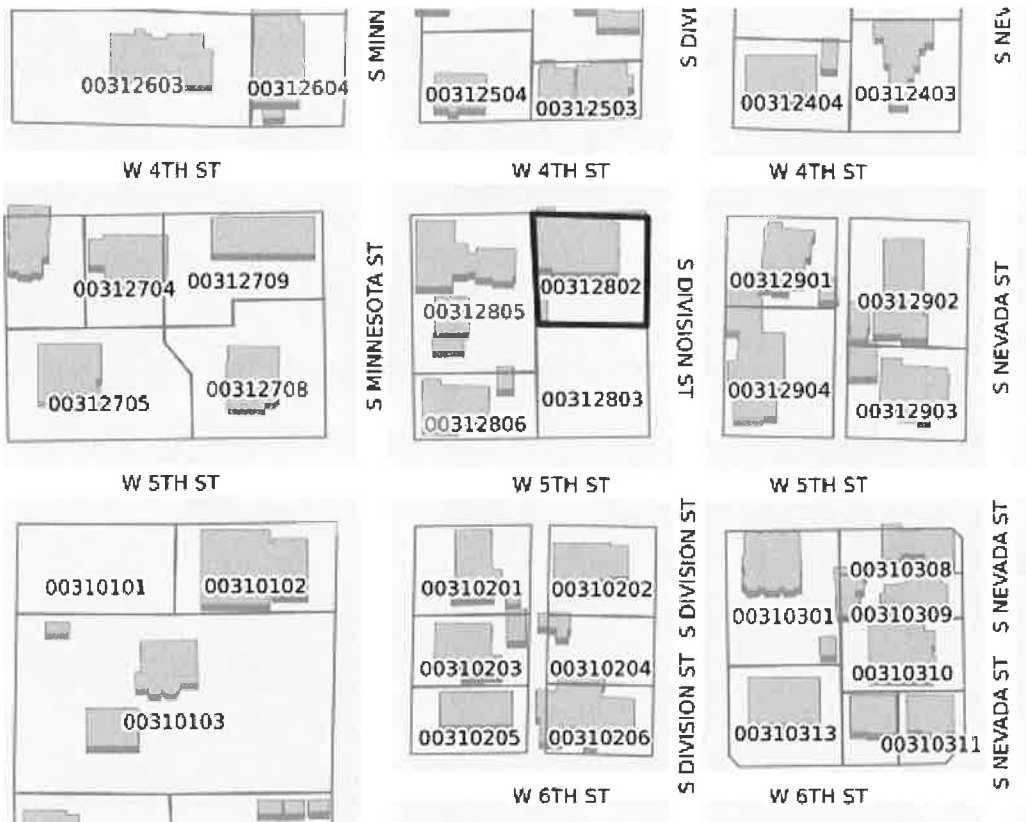
STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 402 S. Division St.

OWNER: RBT 0641 Irrevocable Trust 12/22/16

LOCATION/APN: 402 S. Division St. / 003-128-02

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission **"Move to approve HRC-17-031, a request from RBT 0641 Irrevocable Trust 12/22/16, for Historical Tax Deferment on property zoned Residential Office, located at 402 S. Division St., APN 003-128-02. 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 completed in March 1980, completed by Historic Environment Consultants, as well as in the Kit Carson Trail Inventory. The structure is thought to have been constructed between 1876 and 1880 by G.W. Ferris. Per the survey information, the structure possesses important local historical associations as well as architectural significance.

The one and a half story wood frame structure expresses design derivations from Gothic and Greek Revival styles. The eave returns of the gables, projecting cornice moldings, and the gabled form of the structure reflect its Greek Revival origins. The porch design and its double columned supports are Gothic Revival details. Other design elements reflect combined stylistic influences. A square bay with paneling and quoined corners projects from the east elevation below a window with decorative pediment. There is a transom window above the paneled front door and windows are double hung with two lights above two. The roof is formed of intersecting gables with a clipped gable facing north, and the foundation is stone.

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 30, 2017, and the site was found to be in good condition.

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

No exterior alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built between 1876 and 1880. The structure is approximately 2,350 square feet in size, with a 540 square foot attached garage. The structure is currently used as single family residence and the current zoning of the subject parcel is Residential Office.

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

During the site visit conducted on May 30, 2017, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

Of note, the property is currently subject to a deferment. The subject application is due to a change of ownership, specifically transferring the ownership to a trust.

Respectfully Submitted,
Community Development Department, Planning Division

Hope Sullivan, AICP
Planning Manager

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 402 South Division APN 3-128-02
- 2. Common Name: _____
- 3. Historic Name: Mattie Ferris-Schulz
- 4. Present Owner: Jan and Robertine Benson
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story wood frame structure expresses design derivations from essentially Gothic and Greek Revival styles. The eave returns of the gables, projecting cornice moldings, and the gabled form of the structure reflect its Greek Revival origins. The porch design and its double columned supports are Gothic Revival details. Other design elements reflect combined stylistic influences. A square bay with paneling and quoined corners projects from the east elevation below a window with decorative pediment. There is a transom window above the paneled front door and windows are double hung with two lights above two. The roof is formed of intersecting gables with a jerkin head or clipped gable facing north, and the foundation is stone.

Alterations include additions to the rear and an iron stair railing at the entry. Porch stairs may have been replaced.

A board and batten shed stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible to the surrounding neighbors in terms of scale, design, material and masonry. A vacant lot stands to the south.



Street Furniture: wire fence and gate, carriage stone, hitching post

Landscaping: bushes and various plant material, mature street trees

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

132

THREATS TO SITE:

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

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 to 25 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

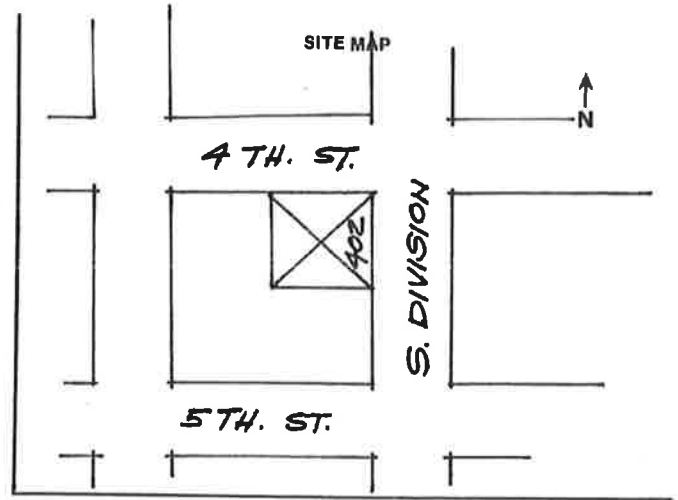
Date of Construction 1876-80 Estimated Factual _____ Source: _____

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built by G.W. Ferris about 1877, the structure possesses important local historical associations as well as architectural significance.

The structure is a well designed and executed architectural piece with an unusual design element in the dipped gable roof. It reflects the practice common to Carson City of combining several stylistic references into a single vernacular design. The structure is impressively sited on a generous corner lot enhanced by mature landscaping, and contributes importantly in character to its neighborhood and Preservation District #2.



SOURCES:

Noreen Humphrey - notes from 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: 402 South Division
- 2. Common Name: _____
- 3. Historic Name: Mattie Ferris-Schulz
- 4. Present Owner: Jan and Robertine Benson
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

08 3-128-02
 BENSON, JAN C & ROBERTINE
 402 S DIVISION STREET
 CARSON CITY NV 89703

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story wood frame structure expresses design derivations from essentially Gothic and Greek Revival styles. The eave returns of the gables, projecting cornice moldings, and the gabled form of the structure reflect its Greek Revival origins. The porch design and its double columned supports are Gothic Revival details. Other design elements reflect combined stylistic influences. A square bay with paneling and quoined corners projects from the east elevation below a window with decorative pediment. There is a transom window above the paneled front door and windows are double hung with two lights above two. The roof is formed of intersecting gables with a jerkin head or clipped gable facing north, and the foundation is stone.

Alterations include additions to the rear and an iron stair railing at the entry. Porch stairs may have been replaced.

A board and batten shed stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible to the surrounding neighbors in terms of scale, design, material and masonry. A vacant lot stands to the south.



Street Furniture: wire fence and gate, carriage stone, hitching post

Landscaping: bushes and various plant material, mature street trees

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

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 to 25 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

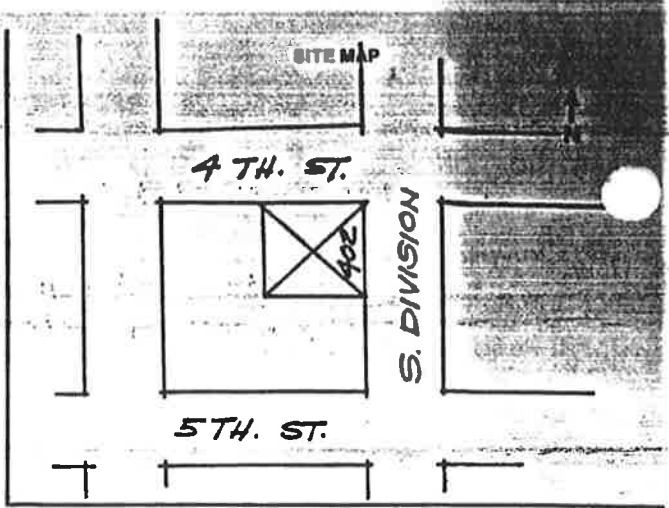
Date of Construction 1876-80 Estimated Factual _____ Source: _____

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built by G.W. Ferris about 1877, the structure possesses important local historical associations as well as architectural significance.

The structure is a well designed and executed architectural piece with an unusual design element in the dipped gable roof. It reflects the practice common to Carson City of combining several stylistic references into a single vernacular design. The structure is impressively sited on a generous corner lot enhanced by mature landscaping, and contributes importantly in character to its neighborhood and Preservation District #2.



SOURCES:

Noreen Humphrey - notes from 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

KIT CARSON TRAIL INVENTORY

NAME: MATTIE FERRIS - SCHULTZ HOUSE.

ADDRESS: 402 SOUTH DIVISION STREET.

LOCATION: .

CONSTRUCTION DATE: ca. 1875 .

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN.

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

Charles Matthew Schulz purchased this house in 1900. He was born in Westernheim, Wurtemberg, Germany on September 12, 1837, and was married to Martha E. Ferris on April 16, 1873, at the Ferris home. The Schulzes had four daughters: Mrs. D. Lacy of Hobart Mills, Charlotte Wagner of Wagner, South Dakota, Mrs. E. C. Peterson of Carson City and Mrs. A.A. Chrisler of Sacramento

When Charles was fourteen years old he immigrated to the United States and arrived in New York City. He later went to California by way of the Isthmus of Panama. Charles came to western Nevada in 1864, and settled in Carson Valley, where he worked for H.F. Dangberg, Sr., for a short period before getting his own ranch.

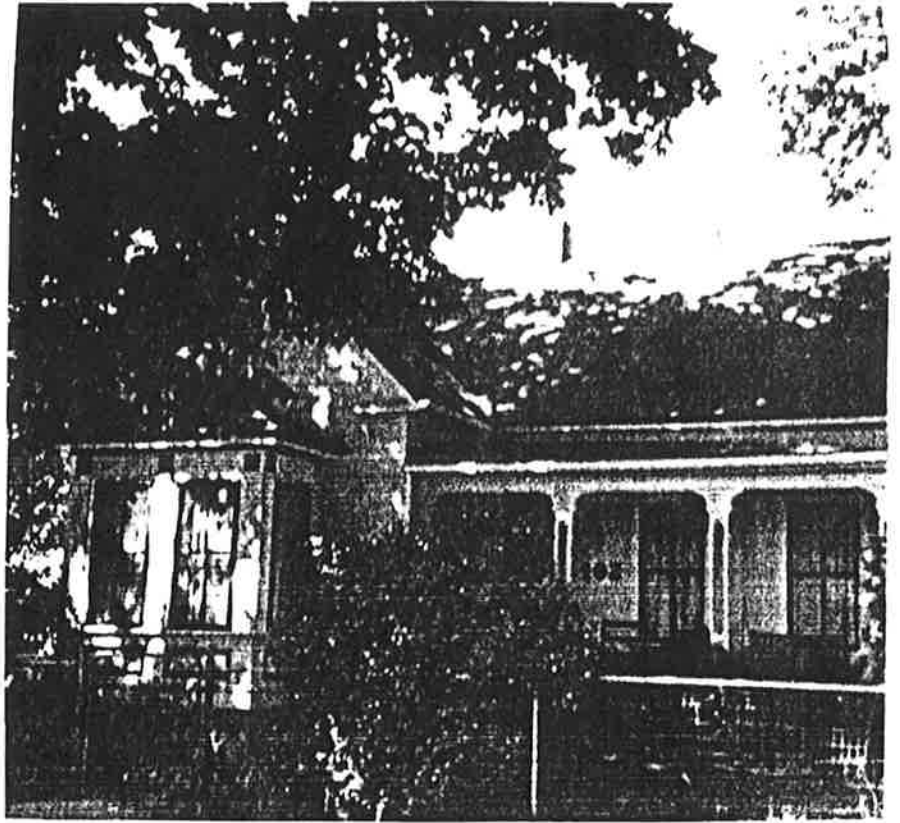
His brothers were Otto T. Schulz and Robert Schulz, Sr., both of Carson City.

Charles M. Schulz died at his home on December 18, 1923.

SOURCES OF INFORMATION:

Carson Daily Appeal, December 19, 1923.

ILLUSTRATIONS - MATTIE FERRIS - SCHULTZ HOUSE



Looking S.W.

1993.



Looking west.