



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** June 17, 2021

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding a request for a Historical Tax Deferment on property located within the Historic District and zoned Single Family 6,000 (SF6), located at 310 Mountain Street, APN 003-191-02 and -03. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historic Tax Deferment, as a result of its conformance to specific standards and its historical status in Carson City. There has been a change of ownership, and the new owner is seeking to continue receiving the Historic Tax Deferment.

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to approve the request for a Historical Tax Deferment.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of May 13, 2021, the Historic Resources Commission (HRC) voted 4 – 0, 3 absent to recommend approval of the request.

Background/Issues & Analysis

See the May 13, 2021 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District) and 21.02.040 Criteria for Open Space / Historic Use Assessment; NRS 361A.170 to 361A.250, inclusive

Financial Information

Is there a fiscal impact? No

If yes, account name/number: Subject property is currently receiving the deferment. The request is due to a change of ownership.

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[E.1 310 Mountain St.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 13, 2021**

FILE NO: HRC-2021-0125

AGENDA ITEM: E-1

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 Single Family 6,000 (SF6), located at 310 Mountain Street, APN 003-191-02 and -03. (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-2021-0125 excluding the 1977 detached garage, 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.

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, as well as in the 1988 update, and in the Kit Carson Trail Inventory. Per the survey, the primary structure is estimated to have been constructed in 1878. Known as the Sadler House, the house was the unofficial Governor's Mansion when occupied by Reinhold Sadler, Governor from 1896 to 1902.

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 3, 2021, 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-90/91-6: Historical Assessment
 H-90/91-2: Storm windows and screens
 H-87-6: Front porch restoration and patio area
 H-87-5: Pitched roof / 4 skylights / windows
 H-00/01-17: Landscaping*

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,

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

During the site visit conducted on May 3, 2021, 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, 1988 update, and the Kit Carson Trail Inventory.

MEMORANDUM

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 8, 2021
RE: Historical Site Assessment
Parcel No. 003-191-02 & 003-191-03

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment.

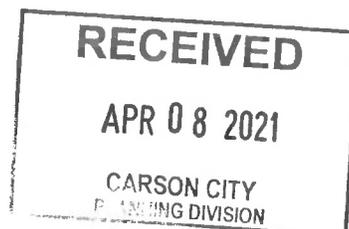
The current values are as follows:

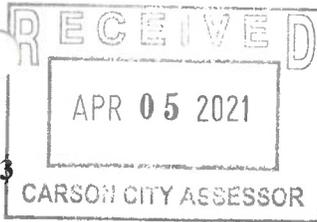
The Historical Deferment values will continue on July 1, 2021 if the application is recorded on or before June 30, 2021.

Please proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor





THIS PAGE IS NOT RECORDED FOR INNER OFFICE USE ONLY

APN: 003-191-02 & 003-191-03

PROPERTY LOCATION: 310 MOUNTAIN ST

OWNER NAME: CRAIG W & JAN H CLARK

OWNER MAILING ADDRESS: 310 MOUNTAIN ST
CARSON CITY, NV 89703

OWNER PHONE NUMBER: 858-442-7170

OWNER EMAIL ADDRESS: cclark@cwclarkinc.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: MARCH 15, 2021

DATE RETURNED TO ASSESSORS OFFICE: 4/5/2021

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 4/8/2021

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-191-02</u>	<u>003-191-03</u>	TAXABLE VALUE:	<u>003-191-02</u>	<u>003-191-03</u>
LAND:	\$20,202	\$20,202	LAND:	\$57,720	\$57,720
IMPROVEMENTS:	\$44,260	\$5,606	IMPROVEMENTS:	\$126,458	\$16,016
TOTAL ASSESSED:	\$64,462	\$25,808	TOTAL TAXABLE:	\$184,178	\$ 73,736

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2021/2022
(if NOT recorded by: June 1, 2021)

ASSESSED VALUE:	<u>003-191-02</u>	<u>003-191-03</u>	TAXABLE VALUE:	<u>003-191-02</u>	<u>003-191-03</u>
LAND:	\$27,300	\$27,300	LAND:	\$78,000	\$78,000
IMPROVEMENTS:	\$58,797	\$5,856	IMPROVEMENTS:	\$167,992	\$16,732
TOTAL ASSESSED:	\$86,097	\$33,156	TOTAL TAXABLE:	\$245,992	\$ 94,732

PYGAV: No change in the Prior Year Gross Assessed Value. If property remains "owner occupied" the increase in property taxes can not increase 3.0 %.

IMPROVEMENTS EXCLUDED FROM DEFERMENT: 1977 Detached Garage

DATE RECORDED: 03/12/2021

DOCUMENT NUMBER: 517622

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

APN: 003-191-02 & 003-191-03

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>Craig W & Jan H Clark</u>	Representative:	_____
Address:	<u>310 Mountain St</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV ⁸⁹90703</u>	City, State, Zip:	_____

This property is .48 & .228 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:

Is the property available and accessible to the general public? NO

If not, explain: Primary 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:

- The historic name of the property is SADLER HOUSE
- The address of the property is 310 Mountain Street
- The improvements were constructed in **approx.. 1913.** (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] 310 Mountain St 3-30-2021
Signature of Applicant or Agent - Address Carson City, NV. 89703 Date

Jan H. Clark " " " 3-30-2021
Signature of Applicant or Agent - Address Date

Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- Application Received 4/5/2021 LA
Date Initial
- Property Inspected 5/3/2021 AS
Date Initial
- Income Records Inspected (If applicable) _____
Date Initial
- County Commission Action _____
Date Initial
- 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

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

08 3-191-02

BILLY, RICHARD T TRUSTEE
216 N MOUNTAIN ST

1. Address: 310 North Mountain

2. Common Name: _____

3. Historic Name: Governor Sadler Home

CARSON CITY

NV 89703

4. Present Owner: _____

5. Address (if not occupant): _____

6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story structure is a vernacular building reflecting Greek Revival and some Italianate style elements. The structure is currently surfaced with shiplap and the roof is formed of intersecting gables. A square bay projects from the east elevation and an unadorned one stands beneath the porch. The porch canopy is angled and supported by double columns and a balustrade of large scaled turned balusters. Lattice screens the raised porch base. The overscaled balusters were removed from the State Capitol during its recent restoration.

The building has experienced two resurfacings: stucco was applied to the original shiplap surface in the early 1950's, and then new shiplap siding, reinstalled over the stucco in 1977. The square bay under the porch was added in the 1940's when the porch was removed. Windows appear to have been largely or wholly replaced, and some are topped with projecting ornices. Successive additions are visible along the southern elevation. One of the property's original carriage houses was moved and attached to the house in 1950. A former Virginia and Truckee Railroad shed was also incorporated into the rear of the house in 1950.

A garage and small outbuilding also stand at the rear of the property. The house was recently remodeled with changes to the porch, landscaping, and interior.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible to surrounding structures in terms of style, scale, and height. Though set far back on the lot, the structure contributes visually to the neighborhood.



Street Furniture: carriage block

Landscaping: generous and well done yard, mature elm, poplar, and evergreen trees

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

194

THREATS TO SITE:

None Known Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 100 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1878 Estimated _____ Factual Source: Jim Clark

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was completed in 1878 by Edward Niles. It lists among its various subsequent owners, George McLaughlin, master machinist at the U.S. Mint, Phillip Krall, the town music professor, and Nevada State Governor Reinhold Sadler. The house remained in the Sadler family until 1948.

The structure is a good representative of its type and period though somewhat altered from its original appearance. The building is enhanced by some fine detailing, and its siting, far back on the lot with mature trees and a large lawn, adds to its image and dramatize its setting. The property is an important component of this fine residential neighborhood and Preservation District #2.

SOURCES:

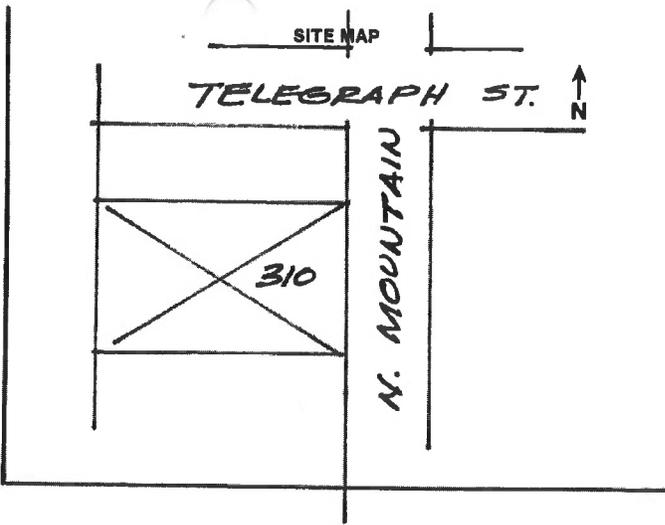
Noreen Humphreys
Jim Clark

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: SADLER HOUSE.
ADDRESS: 310 NORTH MOUNTAIN STREET.
LOCATION:
CONSTRUCTION DATE: 1878.
ARCHITECT: NONE KNOWN.
BUILDER:

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

This house was built in 1878 by Edward Niles, who was a printer/publisher. Niles began publishing the *Carson Times* on March 18, 1880. It was a Republican paper and sold for \$10 a year. The *Times* stopped publishing on June 11, 1881.

The former publisher took a job as special agent of the Scottish Union & National Insurance Company and the Connecticut Fire Insurance Company. Niles also worked as general ticket agent for the Virginia and Truckee Railroad.

The house was later purchased by Reinhold Sadler, who held office as Lieutenant Governor from 1896 to 1898, and as Acting and then Governor from 1896 to 1902. On May 19, 1896, he purchased the house from Professor Phillips and Edith Krall. He moved his family into the house. While he was governor the house was considered the unofficial Governor's Mansion.

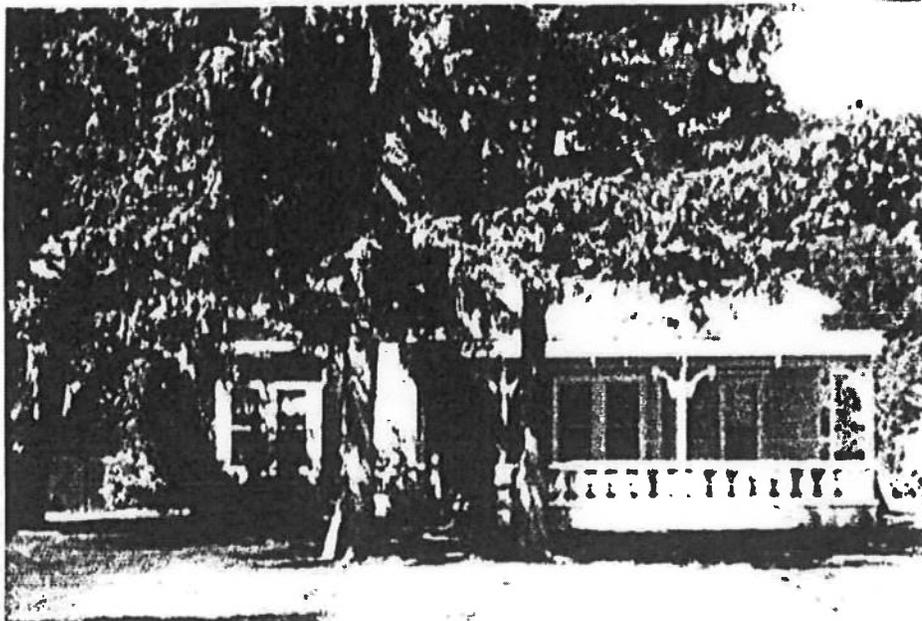
Sadler died in 1906, and the home remained in the family until 1948.

SOURCES OF INFORMATION:

Carson Daily Appeal, January 30, 1906.

National Register of Historic Places Inventory - Nomination Form - Governor Sadler House, December 29, 1978.

ILLUSTRATIONS - GOVERNOR REINHOLD SADLER HOUSE



Looking west.

1993.