



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 7, 2021

Staff Contact: Heather Ferris, Planning Manager

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 503 W. Robinson Street, APN 003-232-06. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historical 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 Historical 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 September 9, 2021, the Historic Resources Commission (HRC) voted 6-0, 1 absent, to recommend approval of the request, excluding the detached garage constructed in 2002.

Background/Issues & Analysis

See the September 9, 2021 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250, inclusive; CCMC 18.06 (Historic District) and 21.02 Open Space / Historic Use Assessment.

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Subject property is currently receiving the deferment. The request is due to a change of ownership.

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[HRC-2021-0176 HRC packet.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 9, 2021

FILE NO: HRC-2021-0176

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 for a Historic Tax Deferment on property zoned Single Family 6,000 (SF6), located at 503 West Robinson Street, APN 003-232-06.

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-2021-0176, excluding the detached garage constructed in 2002, 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 1887. Known as the Stewart-Hayes house, the house was the second home of Senator William Stewart, the first U.S. Senator from Nevada. Susan Hayes, another owner, operated Hayes Hospital in this house during the mid "teens" of the 20th century.

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

A site visit was conducted on September 1, 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-99/00-9: detached 2-car garage
H-01/02-16: historic tax deferment*

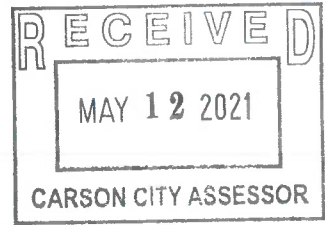
In approving the detached garage, the HRC found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation.

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

During the site visit conducted on September 1, 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
Historic Survey Information



APN: 003-232-06

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>SHANE S CHESNEY</u>	Representative:	_____
Address:	<u>503 W. Robinson St.</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	_____

This property is .1550 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:

Home and law office of Nevada's first Senator

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 William Stewart Residence/Law Office
- 2) The address of the property is 503 W. Robinson St. Carson City, NV 89703
- 3) The improvements were constructed in **approximately 1879**. (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.

Thane Clony 503 W. Robinson St. Carson City, NV 89703 5/12/21
Signature of Applicant or Agent – Address Date

Signature of Applicant or Agent – Address

Date

Signature of Applicant or Agent – Address

Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>5/12/21</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

48 -2021-0176

THIS PAGE IS NOT RECORDED FOR INNER OFFICE USE ONLY

APN: 003-232-06

PROPERTY LOCATION: 503 W. ROBINSON STREET

OWNER NAME: SHANE S. CHESNEY

OWNER MAILING ADDRESS: 503 W. ROBINSON ST. CARSON CITY, NV 89703

OWNER PHONE NUMBER: 775-560-5524

OWNER EMAIL ADDRESS: cooleykid@aol.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: APRIL 16, 2021

DATE RETURNED TO ASSESSORS OFFICE: 5/12/2021

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 5/14/2021

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-232-06</u>	TAXABLE VALUE:	<u>003-232-06</u>
LAND:	\$ 20,202	LAND:	\$ 57,720
IMPROVEMENTS:	\$ 28,525	PROVEMENTS:	\$ 81,501
TOTAL ASSESSED:	\$ 48,727	TOTAL TAXABLE:	\$ 139,221

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

ASSESSED VALUE:	<u>003-232-06</u>	TAXABLE VALUE:	<u>003-232-06</u>
LAND:	\$ 27,300	LAND:	\$ 78,000
IMPROVEMENTS:	\$ 32,748	IMPROVEMENTS:	\$ 93,567
TOTAL ASSESSED:	\$ 60,048	TOTAL TAXABLE:	\$ 171,567

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:

DATE RECORDED: 04/09/2021

DOCUMENT NUMBER: 518913

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 503 West Robinson 09 3-232-06
CHESNEY, JANE & SAMUEL
503 W ROBINSON ST
- 2. Common Name: _____ CARSON CITY NV 89703
- 3. Historic Name: William Stewart Home
- 4. Present Owner: Jane and Samuel Chesney
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This one and a half story vernacular residence derives its stylistic detail from Colonial Revival sources and its form from Greek Revival design. The foundation is stone and the wood frame structure is sheathed in composite shingles over the original shiplap siding. The rectangular roof is gabled with eave returns and slender double hung windows with nine lights over one are generally paired and shuttered. The pedimented portico with its eave returns and double post supports is derived from Colonial Revival styles.

The entry has been altered. There is a one story hip roofed addition to the east and a lean-to type addition to the south. Addition windows differ from those of the principal structure.

RELATIONSHIP TO SURROUNDINGS:

Slightly larger than surrounding buildings, this residence is compatible in material, massing, and design.



Street Furniture: ---

Landscaping: bushes, lawn, 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 SE 6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 feet from Robinson

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1887 Estimated _____ Factual Source: Ford; Sanborn Maps

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

As the second home of Senator William Stewart, the first U.S. Senator from Nevada, this residence is historically important. Stewart lived in this home from its construction until 1905 when he went to Goldfield. Susan Hayes, another owner, operated Hayes Hospital in this structure in the mid 'Teens of this century.

The structure is a handsome example of the style and has been carefully detailed to enhance its simple configuration. The paired and shuttered windows provide an essentially regular and attractive fenestration pattern that contributes to its visual interest. Evergreen planting adds to its formal aspect, and the generous lot and corner location enhance its appearance. It is an important component of Preservation District #2.

SOURCES:

Don Ford; Sanborn Maps
Samuel and Jane Chesney

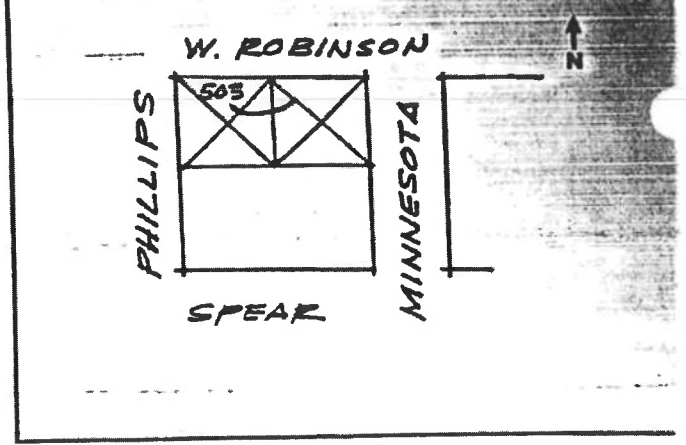
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

SITE MAP



NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

1. PROPERTY NAME
1A. Historic Name

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

Stewart-Hayes House

1B. Current/Common Name

Hayes Hospital

2. PROPERTY ADDRESS

Street Address	503 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	William Stewart
------	-----------------

3B. Current Owner

Name	Staeli, Jane C.
Mailing Address	503 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-232-06

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 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)

Government and Politics: Federal Government

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)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Stewart-Hayes House City, County: Carson City

Section No. 9G, 11

Page No. 5

The restrained Colonial Revival appearance of the story-and-a-half frame dates to the twentieth century. It is most evident in the front entry porch, which has a gable roof with an arched cut-out. Exterior brick chimneys rise through each end of the side-gable roof. The 9/1 windows appear singly and in pairs and triplets. A hip-roofed one-story sunroom with a concrete block foundation (indicating it is an early-twentieth-century addition) extends from the east end and a small mudroom projects from the rear. The dormer on the back of the roof is hipped.

According to historian Richard Moreno, the house was built in 1886 for William Morris Stewart, who earlier lived in the Stewart-Nye House at 108 N. Minnesota. The house was later used as a private hospital and beginning in 1935 became the home of state highway engineer Robert A. Allen. The hospital, known as Hayes Hospital, was operated by Susan Hayes in the mid-1910s.

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

Sources

Moreno, Richard. *A Short History of Carson City*. Reno: University of Nevada Press, 2011.

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



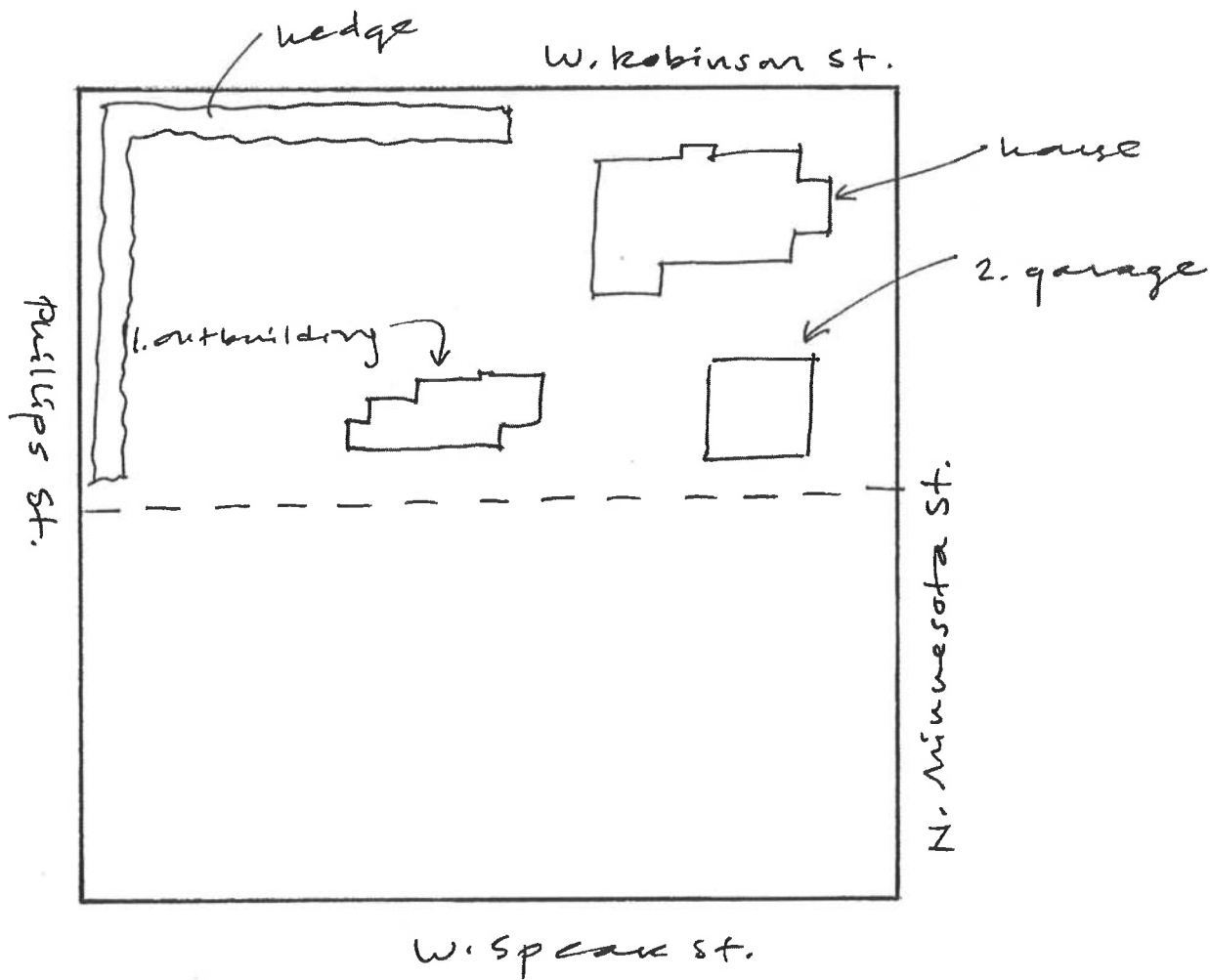
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Stewart-Hayes House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



NEVADA STATE HISTORIC PRESERVATION OFFICE
 HISTORIC RESOURCE INVENTORY FORM
 ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM

Property Name: 503 W. Robinson St. City, County: Carson City

Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 2	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Outbuilding	Historic Use	Garage
Current Use	Outbuilding	Current Use	Garage
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood	Materials	Vinyl
Construction date	Late 19 th or early 20 th c.	Construction date	Ca. 1950
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

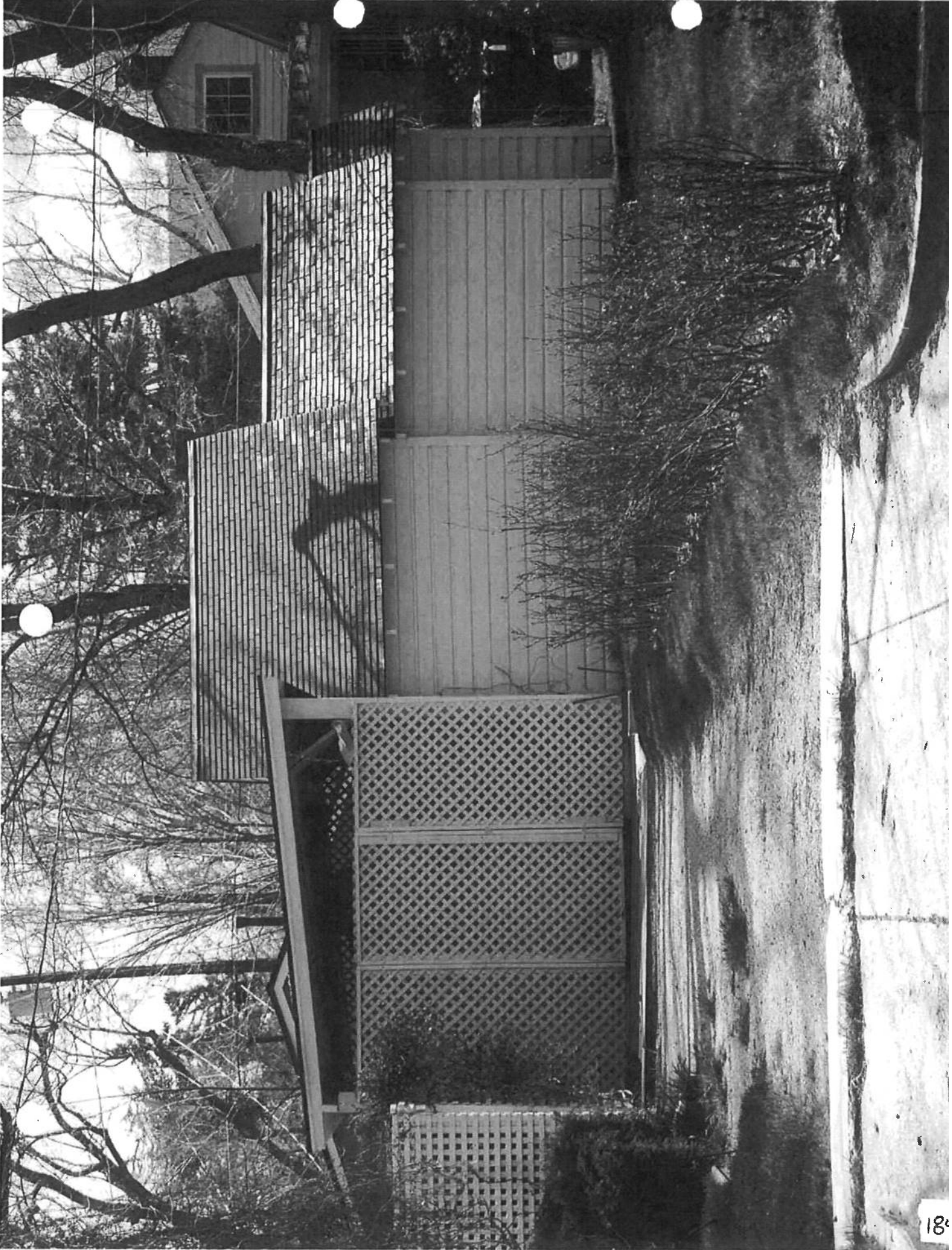


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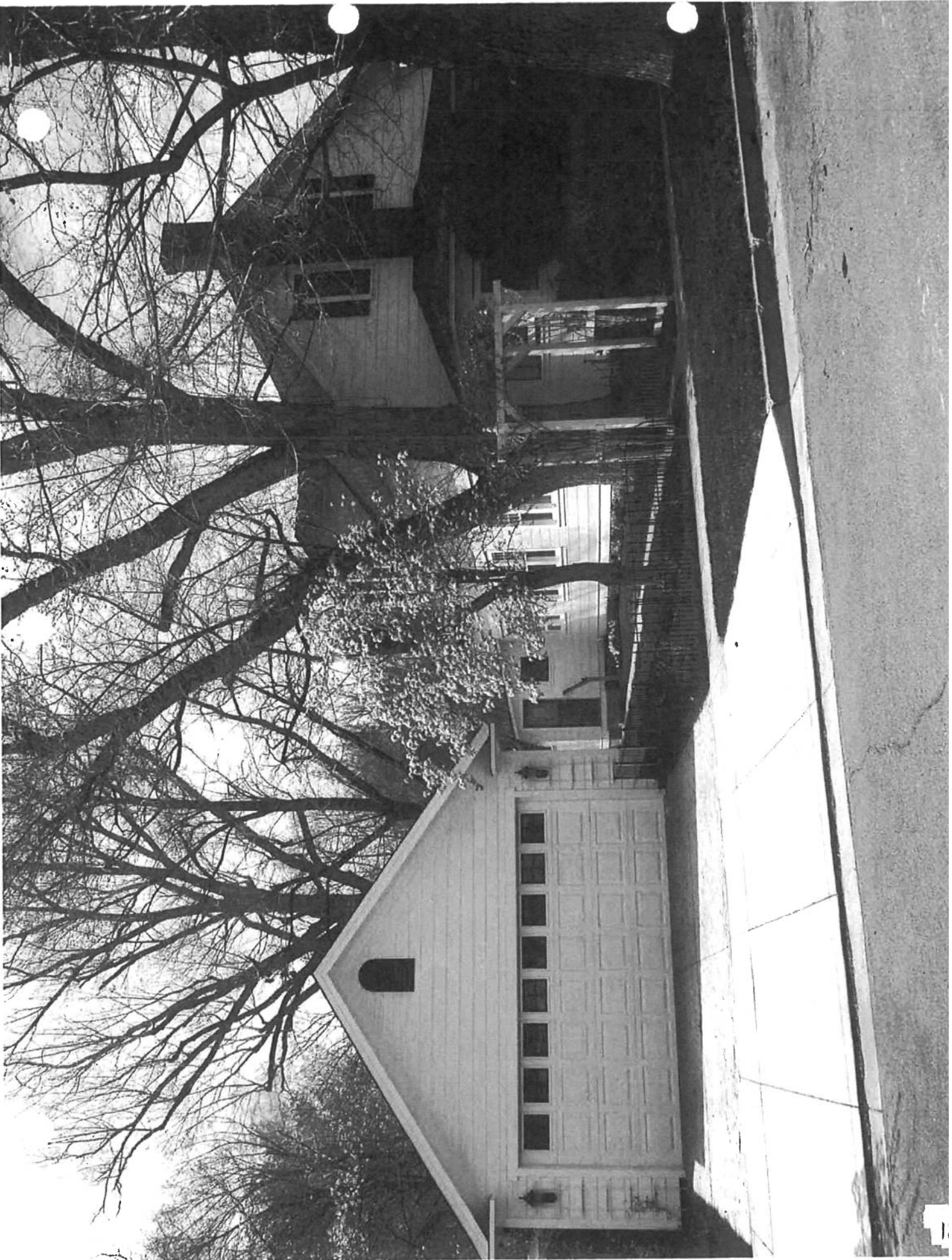
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18



18



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 503 West Robinson HPN 3-232-02
- 2. Common Name: _____
- 3. Historic Name: William Stewart Home
- 4. Present Owner: Jane and Samuel Chesney
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

This one and a half story vernacular residence derives its stylistic detail from Colonial Revival sources and its form from Greek Revival design. The foundation is stone and the wood frame structure is sheathed in composition shingles over the original shiplap siding. The rectangular roof is gabled with eave returns and slender double hung windows with nine lights over one are generally paired and shuttered. The pedimented portico with its eave returns and double post supports is derived from Colonial Revival styles.

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RELATIONSHIP TO SURROUNDINGS:

Slightly larger than surrounding buildings, this residence is compatible in material, massing, and design.



Street Furniture: ---

Landscaping: bushes, lawn, 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

82

THREATS TO SITE:

None Known Private Development _____
Zoning SF-2000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 feet from Robinson

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

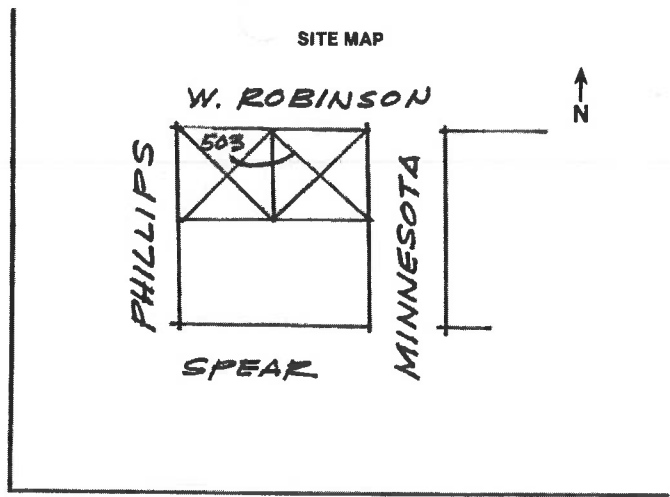
Date of Construction 1887 Estimated _____ Factual Source: Ford; Sanborn Maps

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

As the second home of Senator William Stewart, the first U.S. Senator from Nevada, this residence is historically important. Stewart lived in this home from its construction until 1905 when he went to Goldfield. Susan Hayes, another owner, operated Hayes Hospital in this structure in the mid 'Teens of this century.

The structure is a handsome example of the style and has been carefully detailed to enhance its simple configuration. The paired and shuttered windows provide an essentially regular and attractive fenestration pattern that contributes to its visual interest. Evergreen planting adds to its formal aspect, and the generous lot and corner location enhance its appearance. It is an important component of Preservation District #2.



SOURCES:

Don Ford; Sanborn Maps
Samuel and Jane Chesney

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

KIT CARSON TRAIL INVENTORY

NAME: WILLIAM STEWART HOUSE.

ADDRESS: 503 WEST ROBINSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1886.

ARCHITECT: NONE KNOWN

BUILDER: .

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

This is the second Carson City that Senator William M. Stewart owned. He had left the U.S. Senate in 1875 to practice law in California. However in 1886 Stewart resumed his Nevada residence, and purchased this home at 503 West Robinson Street. With the help of the Southern Pacific Railroad Stewart again won a U.S. Senate seat in 1886, and he represented Nevada for the next eighteen years. During this time Stewart left the Republican Party in 1892 and joined the local Silver Party. In 1900, he returned to the Republican Party and retired from public life at the end of his term of office. During his two terms in office, William Stewart took the lead in passage of the National Mining law in 1866, wrote the Fifteenth Amendment and supported reclamation legislation.

In 1915, Susanne M. Hayes purchased the property and opened Hayes Hospital. It was a three bed hospital and Dr. Ernest Krebs operated there on Harry Mighels to remove his tonsils in 1915. The hospital advertised that it was efficient and provided up-to-date service, with experienced nurses.

In November, 1916, Agnes Schulz was brought to Hayes Hospital with a sudden illness. She passed away shortly after arriving there. An autopsy was performed and it confirmed the doctor's diagnosis of spinal meningitis as the cause of her death.

The house was purchased by Robert and Elizabeth Allen in 1932. Robert A. Allen served as Nevada state engineer, state highway engineer and chairman of the Public Service Commission during his long career in state government.

He was born May 16, 1886, in Pueblo, Colorado. He attended school there and also attended Valparaiso University in Indiana. When he was twenty-five he enrolled at the University of Nevada as an electrical engineering student. He graduated in 1915 and spent the next forty-four years in state government.

He served as state engineer from 1922 to 1927, then for the next six years he was in private engineering work and was a federal

public works administrator from 1933 to 1935.

He was appointed Nevada State Highway Engineer by Governor Richard Kirman and served in that capacity for the next twelve years. After he left the highway engineer's office in 1947, he was appointed chairman of the Public Service Commission by Governor Charles Russell.

He suffered a severe stroke in 1958 and resigned from the commission the following year. At the time of his resignation Governor Grant Sawyer said, "The entire state owes a great debt of gratitude to Robert Allen. He has been outstanding in a number of types of service."

He married Elizabeth in 1918. The couple had three sons: Robert A. Allen, Jr., Richard J. Allen, and James A. Allen.

SOURCES OF INFORMATION:

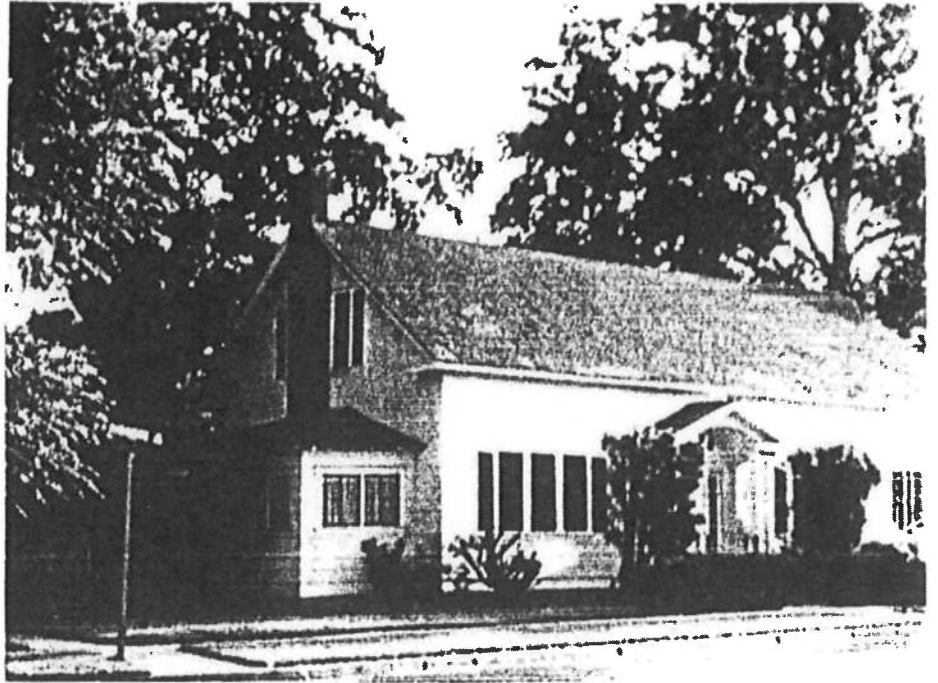
Nevada State Journal, May 12, 1968.

Carson City Daily Appeal, November 28, 1916.

Willa Oldham, Carson City

Polk Business Directory: 1917, 1931.

ILLUSTRATIONS - WILLIAM STEWART HOUSE



Looking S.W.

1993.