



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 Residential Office (RO), located at 214 W. King Street, APN 003-215-03. (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.

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-2021-0295 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-2021-0295

AGENDA ITEM: 5.C

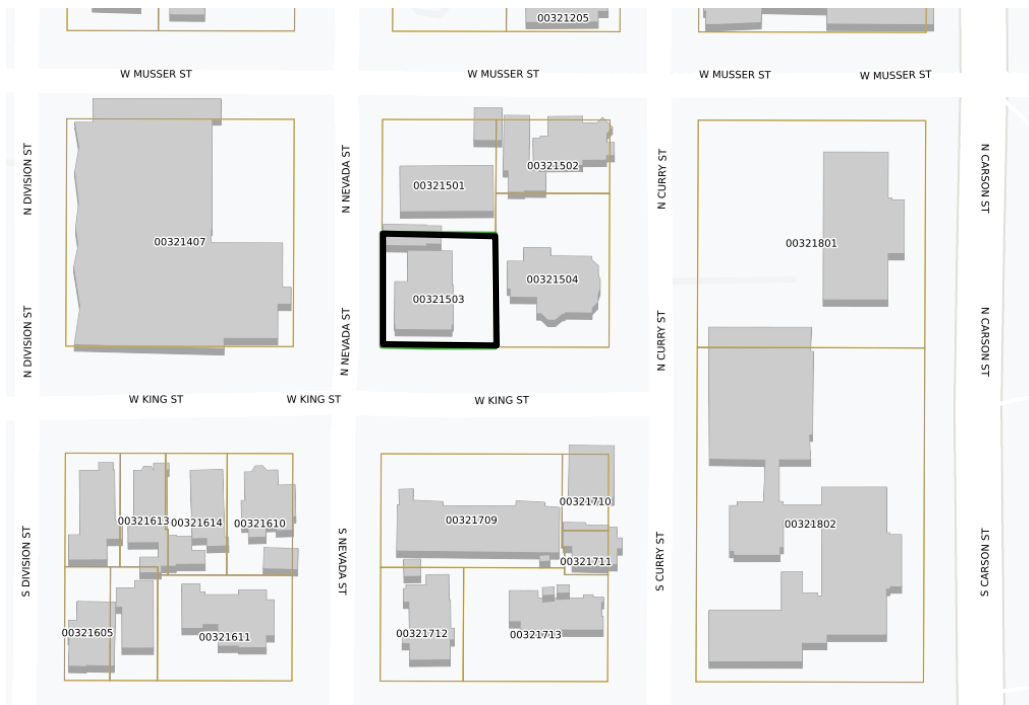
STAFF CONTACT: Heather Ferris, Planning Manager

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 Residential Office (RO), located at 214 W. King Street, APN 003-215-03.

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-2021-0295, 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 1875, modified in the 1880's, and is known as the Olcovich-Meyers House. The house was built by J. Olcovich, an early Jewish merchant in Carson City. In 1885 George Meyers, owner of the Carson Street Grocery Store, bought the house.

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-83-2: added storm windows; minor repairs and painting.

H-91/92-43: Tax Deferment

H-92/93-29: National Register of Historic Places

H-94/95-17: New fencing

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 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: 003-215-03

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>Reena Marie Spansail</u>	Representative:	_____
	<u>Keith Randall Spansail</u>		
Address:	<u>214 W King St</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	_____

This property is .166 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:

*historic architecture on porch + "East Lake" style bays;
cultural legacy - served as Jewish community center in 1870s-1910s*

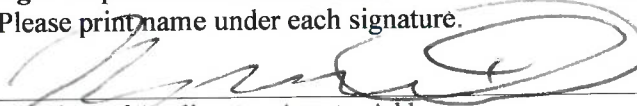
Is the property available and accessible to the general public? no

If not, explain: bought as family home

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 Ol. German - Meyer's House #30 on Kit Carson Trail 1875
- 2) The address of the property is 214 West King Street
- 3) The improvements were constructed in approx.. 1941. (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.

 _____ 7/25/2021
 Signature of Applicant or Agent – Address _____ Date

 _____ 8-9-2021
 Signature of Applicant or Agent – Address _____ Date

 Signature of Applicant or Agent – Address _____ Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- | | | | |
|-------------------------------------|--|---------------|-----------|
| <input checked="" type="checkbox"/> | Application Received | <u>8/9/21</u> | <u>KA</u> |
| | | Date | 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 _____

APN: 003-215-03

PROPERTY LOCATION: 214 W KING ST

OWNER NAME: REENA MARIE SPANSAIL & KEITH RANDALL SPANSAIL

OWNER MAILING ADDRESS: 214 W KING ST
CARSON CITY, NV 89703

OWNER PHONE NUMBER: 775-450-5671 / 818 634-0584

OWNER EMAIL ADDRESS: spansailr@gmail.com
nighthawk1genoa@gmail.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: JUNE 24, 2021

DATE RETURNED TO ASSESSORS OFFICE: 8-9-2021 cm

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 8/16/2021 KA

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-215-03</u>	TAXABLE VALUE:	<u>003-215-03</u>
LAND:	\$20,202	LAND:	\$57,720
IMPROVEMENTS:	\$30,377	IMPROVEMENTS:	\$86,792
TOTAL ASSESSED:	\$50,579	TOTAL TAXABLE:	\$144,512

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2022/2023
(if NOT recorded by: June 1, 2022)

ASSESSED VALUE:	<u>003-215-03</u>	TAXABLE VALUE:	<u>003-215-03</u>
LAND:	\$20,202	LAND:	\$57,720
IMPROVEMENTS:	\$42,131	IMPROVEMENTS:	\$120,373
TOTAL ASSESSED:	\$63,333 *	TOTAL TAXABLE:	\$178,093 *

- 2022/2023 Values are subject to change, final values will be determined by 12/31/2021

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: UNKNOWN

DATE RECORDED: 06/20/2020

DOCUMENT NUMBER: 507347

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 214 West King APN 3-215-03
- 2. Common Name: Meyers House
- 3. Historic Name: Bernard Olcovich Home
- 4. Present Owner: George Meyers
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height with an intersecting gabled roof, this wood frame house is a vernacular combination of Gothic Revival and Stick-Eastlake design. The T-shaped structure has a stone and scored concrete foundation. The rear wing is constructed of brick and the roof is formed of intersecting gables. The double hung window treatments are varied; those in the original house, except for the square bays are topped with segmented arches, while those in the bays, east elevation and rear addition are rectangular. The entry porch is elaborately ornamented with spiral columns, spooled frieze and brackets and decorative balustrade. Brackets support bay roofs and the gables contain a delicate bargeboard in the peaks and eave returns. The front door is paneled and contains a textured glass inset.

Alterations include the resurfacing of the building with composition siding and a two story brick addition to the rear. The windows may have been changed from smaller paned units to one pane above one except for east and south gable peaks, where they are two lights over two. The porch pillars are early additions. The porch ornamentation may have been embellished also at that time. The different treatment of the squared bay windows may indicate their later addition. A garage with arched windows is located on the lot.

RELATIONSHIP TO SURROUNDINGS:

This house is compatible with the adjacent older structures on Curry and King Streets but not to the government building across Curry Street. There is a f



Street Furniture: ---

Landscaping: shrubs, small lawn area, garden to the east, parking area

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 PO Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

mixed residential/governmental

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction: 1875 Estimated _____ Factual Source: Ford; Sanborn Maps

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Constructed in 1875 and modified in the 1880's, the structure is an interesting and unorthodox composition. The residence was built in 1874-75 by J. Olcovich, an early Jewish merchant in Carson City. In 1885 George Meyers, owner of the Carson Street Grocery Store, bought the house and added the pillars.

The exceptional ornamentation of the facade adds to its significance as an example of its type and era. These architectural qualities and its prominent corner location on an early developed block make the house an important environmental resource.

SOURCES:

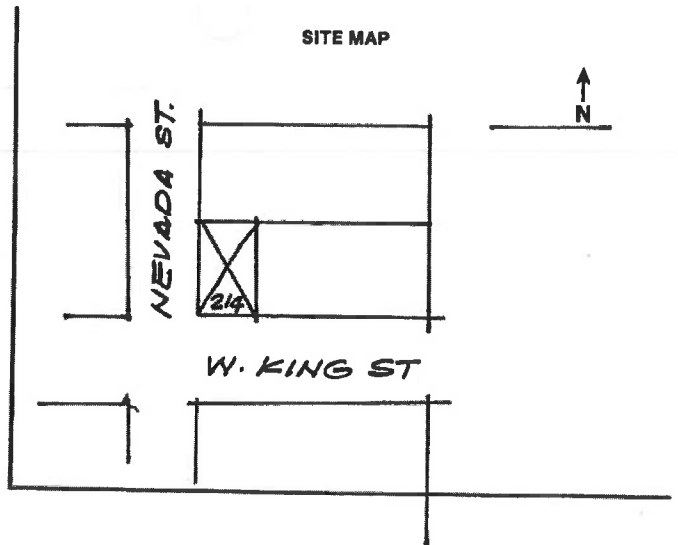
Carson City Historic Tour
Noreen Humphreys
Don Ford; Sanborn Maps

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:

09 3-215-03
1. Address: 214 West King MEYERS, GEORGE H & CARPENTER, G
214 W KING ST
2. Common Name: Meyers House
3. Historic Name: Bernard Olcovich Home CARSON CITY NV 89703
4. Present Owner: George Meyers
5. Address (if not occupant):
6. Present Use: residence Original Use: residence

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Street Furniture: ---

Landscaping: shrubs, small lawn area, garden to the east, parking area

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:

mixed residential/governmental

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 15 feet

HISTORICAL BACKGROUND:

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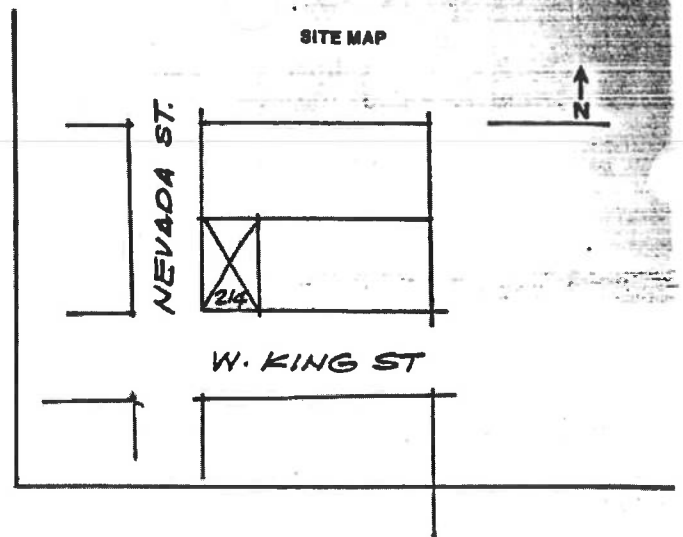
Carson City Historic Tour
 Noreen Humphreys
 Don Ford; Sanborn Maps

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: OLCOVICH-MEYERS HOUSE.

ADDRESS: 214 KING STREET.

LOCATION: .

CONSTRUCTION DATE: 1874-1875.

ARCHITECT: NONE KNOWN

BUILDER: .

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

The house was built by Joseph¹ Olcovich in 1874-1875. He was the first brother² to arrive in Carson in 1860, and started the Olcovich brothers business in 1863. Bernard "Ben"³ Olcovich purchased the home one year later in 1876. The Olcovich brothers were prominent members of the Jewish community and owned extensive commercial property in Carson. In addition to the family store at the corner of Fourth and Carson Streets, they owned the Sazarac Saloon, a drug store, a jewelry store and a Chinese wash house in downtown Carson.

As business declined during the 1890s the Olcovich brothers began to move away. Joseph moved to San Francisco, Hyman settled in Denver and Bernard went to Los Angeles. It appears that Bernard Olcovich rented the home to George Meyers from 1885 until he sold

¹. Joseph Olcovich was twenty-nine years of age at the time the home was built. He was single, but married Hattie in 1877. They had two children, Viola and Bennie.

². There were four Olcovich brothers - Joseph, Bernard, Hyman and Herman. The first Olcovich family home in Carson City was located at the corner of Fourth and Ormsby Streets, just down the block from their dry goods store at the corner of Fourth and Carson. In 1877, Hyman Olcovich built a home at 412 North Curry Street.

³. Bernard Olcovich was thirty-six when he moved into the King Street residence in 1876. He married Carrie in 1872 and they had five children: Pauline, Jacob, Emil, Albert and Clarisse.

it to him around 1900⁴.

George Henry Meyers was born in Baltimore, Maryland on July 27, 1847. When he was two years old he was taken by his parents to New Orleans and later to St. Genevieve, Missouri, where his family established their home. George Meyers enlisted in the Union Army and served during the Civil War. After the war he worked in Missouri for two years before leaving for California. In 1874 he married Willetta Bryant at Latrobe. The couple resided at Spooner for a short time before coming to Carson City. George was employed as a clerk in the Davis-Gillson store. He eventually bought out these two partners and became the sole owner of the mercantile establishment. He was succeeded in the management of the store by his son, Arthur G. Meyers. However, he took part in the business until two years before his death in 1935. George Meyers was an active member of the Warren Engine Company. During his twenty years of association with the company, he served as chief and was for many years president.

Arthur's son, George H. Meyers, II, lived in the house from 1935 to 1986. His Meyers Hardware at 202 North Carson Street remained a prominent commercial establishment in Carson City until it closed in the 1980s. The Olcovich-Meyers house is currently owned by Angelo and Mary De Felicē, who are restoring the house to its 1897 appearance and continuing its use as a residence.

The one-and-a-half story wood frame house is one of the few residences in Carson City with Gothic-influenced architecture⁵ which survives.

⁴. The sale advertisement appeared in the **Daily Appeal**, noting that the dwelling house on Kings Street occupied by G. H. Meyers was for sale, and that price and particulars could be obtained from B. Olcovich at 317 South Spring Street, Los Angeles, California.

⁵. The house has had some additions and changes over the years. The porch and bay windows were added about 1886. A picket fence which surrounded the house has been removed. George H. Meyers added the pillars and porch ornamentation; the bays were added sometime prior to 1887. In 1948, the original kitchen was removed and a two story brick addition was built in its place, with a kitchen on the first floor and bedrooms above.

SOURCES OF INFORMATION:

Ormsby County Tax Rolls: 1870-1876, 1885, 1900-1906.

Olcovich-Meyers House Fact Sheet

U.S. Census: 1880, 1900.

Ormsby County Business Directory, 1874-1875.

National Register of Historic Places Form - Olcovich-Meyers Home, 1993.

John P. Marschall, "Jews in Nevada, 1850-1900," *Journal of the West* 23:1 (January 1984).

Carson Daily Appeal, January 21, 1898; April 9, 1935; May 27, 1913.

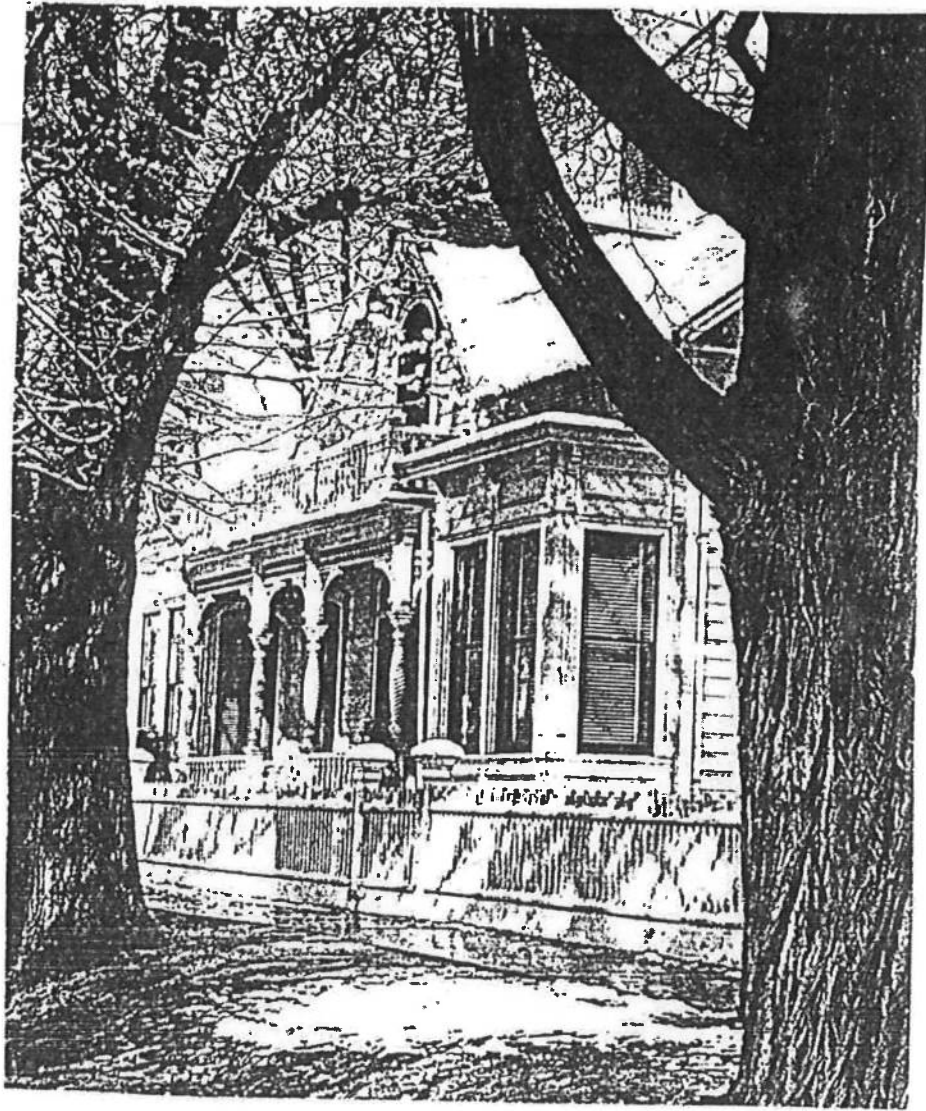
ILLUSTRATIONS - OLCOVICH-MEYERS HOUSE



1993. Looking N.E.



Looking north.



40.5