



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 20, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Robertine T Benson, Trustee of the Benson Family Trust (“Applicant”) for a Historic Tax Deferment on property zoned Residential Office (“RO”), located within the Historic District at 402 S Division Street, Assessor’s Parcel Number (“APN”) 003-128-02. (Heather Ferris, hferris@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 in ownership and the owner is seeking to continue receiving the Historic Tax Deferment. The Historic Resources Commission (“HRC”) recommends approval of the request.

Agenda Action: Formal Action / Motion

Time Requested: 5 minutes

Proposed Motion

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

Board's Strategic Goal

Quality of Life

Previous Action

September 8, 2022 - The HRC voted 5-0, 2 absent, to recommend approval of the request.

Background/Issues & Analysis

See the September 8, 2022 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250; Carson City Municipal Code (“CCMC”) Chapter 18.06; and CCMC 21.02.040

Financial Information

Is there a fiscal impact? No

If yes, account name/number: Various Property Tax Revenue Accounts

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The 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:

[5.A Staff Report with Supporting Material.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF SEPTEMBER 8, 2022

FILE NO: HRC-2022-0308

AGENDA ITEM: 5.A

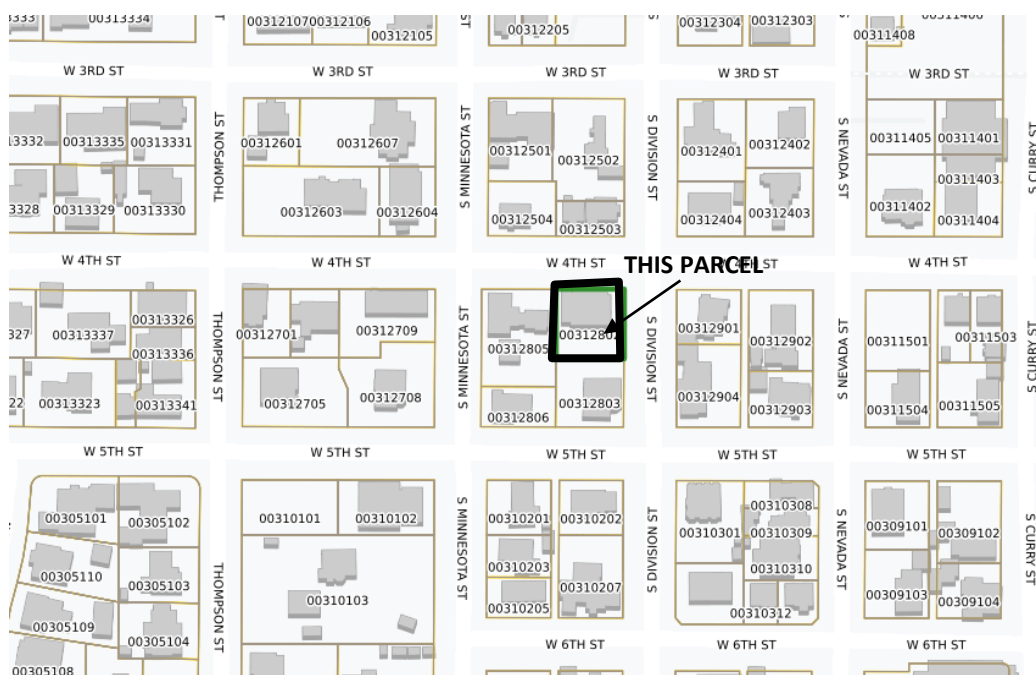
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request by Robertine T Benson, Trustee of the Benson Family Trust (“Applicant”) for a Historic Tax Deferment on property zoned Residential Office (“RO”), located at 402 S Division Street, Assessor’s Parcel Number (“APN”) 003-128.02. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historic Tax Deferment, because of its historical status in Carson City. The Historic Resources Commission makes a recommendation to the Board of Supervisors based on the finding that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and with the Historic Resources Commission Policies.

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2022-0308, based on the finding that the property is in general conformance with the Secretary of Interior’s Standards and Guidelines for Rehabilitation, Carson City Historic Guidelines, and with the Historic Resources Commission Policies.”

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 the Kit Carson Trail Inventory completed in 1993. Per the survey, the house was built by G.W. Ferris between 1876 and 1880 and is known as the Mattie Ferris-Schulz House. The house was purchased by Charles Matthew Schulz, married to Martha E. Ferris, in 1900. The house has important local historical associations as well as architectural significance. The structure contributes to the character of the neighborhood and reflects the practice of combining several stylistic references in a single vernacular design, as was common in 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 August 31, 2022, 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.

*HRC-17-031 Tax Deferment
H-82-2 Addition of dormers to the south side roof*

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.

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 a 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 August 31, 2022, 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.

Attachments

Application for Open Space / Historic Use Assessment
Historic Survey Information

MEMORANDUM

TO: Heather Ferris, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: June 28, 2022
RE: Historical Site Assessment
Parcel No. 003-128-02

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment; however, a deed was recorded changing the legal owner. Please see attached breakdown of valuation and proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

THIS PAGE IS NOT RECORDED
FOR INNER OFFICE USE ONLY

APN: 003-128-02

PROPERTY LOCATION: 402 S. DIVISION ST

OWNER NAME: ROBERTINE T BENSON, TRUSTEE – BENSON FAMILY TRUST

OWNER MAILING ADDRESS: 402 S. DIVISION STREET
CARSON CITY, NV 89703

OWNER PHONE NUMBER: (775) 857-8621

OWNER EMAIL ADDRESS: gremmyb1941@gmail.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: JUNE 17, 2022

DATE RETURNED TO ASSESSORS OFFICE: 6/24/2022

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 6/29/2022

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-128-02</u>	TAXABLE VALUE:	<u>003-128-02</u>
LAND:	\$23,674	LAND:	\$67,640
IMPROVEMENTS:	\$17,857	IMPROVEMENTS:	\$51,020
TOTAL ASSESSED:	\$41,531	TOTAL TAXABLE:	\$118,660

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2022/2023 – 2023/2024 NOT AVAILABLE AT THIS TIME

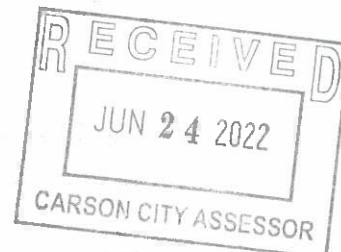
ASSESSED VALUE:	<u>003-128-02</u>	TAXABLE VALUE:	<u>003-128-02</u>
LAND:	\$31,150	LAND:	\$89,000
IMPROVEMENTS:	\$24,011	IMPROVEMENTS:	\$68,603
TOTAL ASSESSED:	\$55,161	TOTAL TAXABLE:	\$157,603

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

IMPROVEMENTS EXCLUDED FROM DEFERMENT: NONE

DATE RECORDED: 05/10/2022

DOCUMENT NUMBER: 532400



PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

APN: 003-128-02

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.

signal when property wanted tax deferral used house since 1971

Owner:

Robertine T Benson,
Trustee
Benson Family Trust

Representative:

Address:

402 S Division Street

Address:

City, State, Zip:

Carson City, NV 90703

City, State, Zip:

This property is .1660 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:

HOUSE BUILT IN 1870 ACCORDING TO CITY RECORDS CHARLES SCHULZ AND MARTHA FERRIS -

Is the property available and accessible to the general public?

NO - PRIVATE RESIDENCE SCHULZ

If not, explain: private residence - it has been on two historic towns
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 MARTHA FERRIS SCHULZ HOUSE
- 2) The address of the property is 402 SOUTH DIVISION ST.
- 3) The improvements were constructed in approx.. 1895. (Indicate year, estimate if unknown) 1870

(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.

20 22

6/20/22

Robertine T. Benson trustee Benson Family Trust
Signature of Applicant or Agent - Address Date
ROBERTINE T. BENSON TRUSTEE BENSON FAMILY TRUST

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>6/20/22</u>	<u>RA</u>
<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

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 RO 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) _____

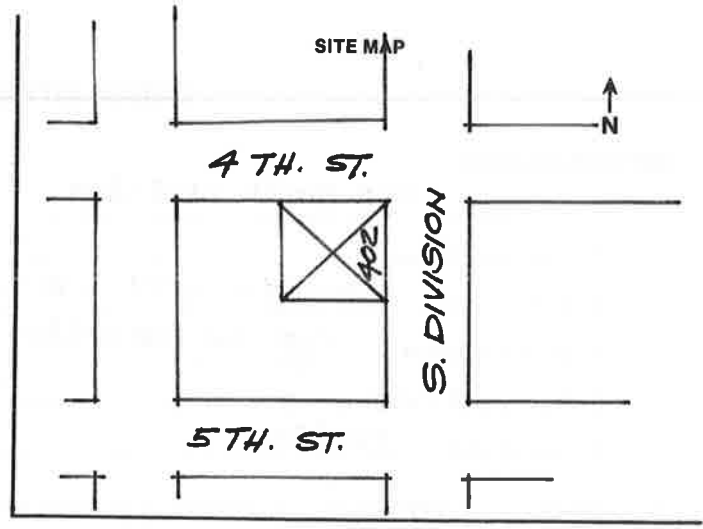
Date of Construction 1876-80 Estimated Factual _____ Source: _____

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

08 3-128-02
BENSON, JAN C & ROBERTINE
402 S DIVISION STREET

2. Common Name: _____

CARSON CITY NV 89703

3. Historic Name: Mattie Ferris-Schulz

4. Present Owner: Jan and Robertine Benson

5. Address (if not occupant): _____

6. Present Use: residence

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2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

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Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

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APPROXIMATE SETBACK: 20 to 25 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

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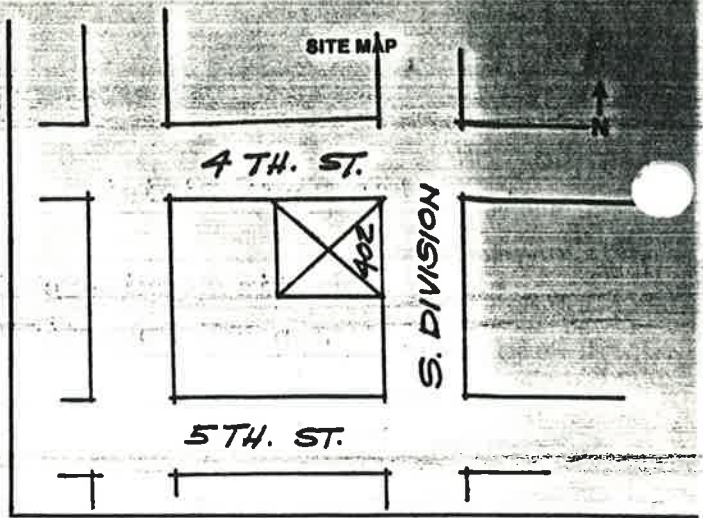
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SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

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.

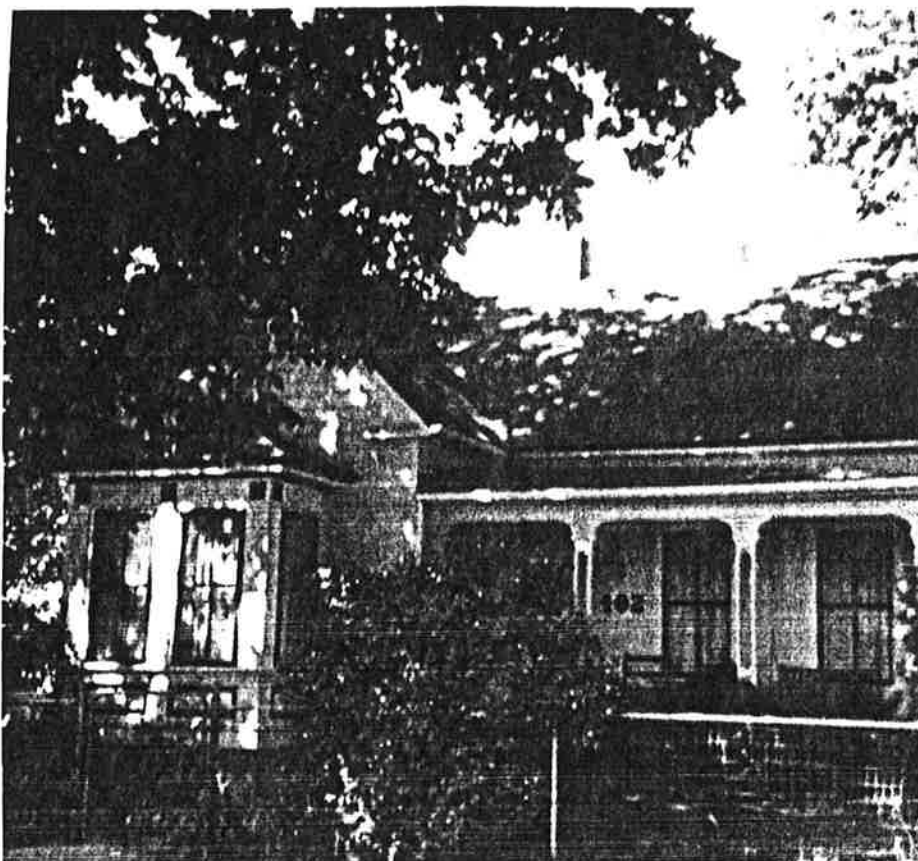
His brothers were Otto T. Schulz and Robert Schulz, Sr., both of Carson City.

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.