

**City of Carson City
Agenda Report**

Date Submitted: February 21, 2012

Agenda Date Requested: March 1, 2012

Time Requested: *consent*

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: For Possible Action: To approve a request from Robyn Laguzza for a Historical Tax Deferment on property located within the Historic District, located at 506 W. Spear Street, APN 003-232-01.(Jennifer Pruitt)

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.

Type of Action Requested

- ☐ Resolution
☒ Formal Action/Motion

- ☐ Ordinance-First Reading
☐ Other (Specify)

Does This Action Require A Business Impact Statement? () Yes (X) No

Planning Commission Action: None

Historic Resources Commission Action: Recommended approval on February 9, 2012 by a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to approve a request from Robyn Laguzza for a Historical Tax Deferment on property located within the Historic District, 506 W. Spear Street, APN 003-232-01.

Explanation for Recommended Board Action: 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.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.06 (Historic District), CCMC 21.02.040(1b) Criteria for Open Space/Historic Use Assessment and NRS 361A Taxes on Agriculture Real Property and Open Space.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny

Supporting Material:

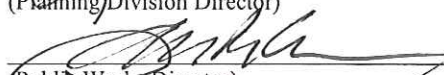
- 1) Historic Resources Commission staff report
- 2) Historical Site Assessment
- 3) Application for Open Space/Historic Use Assessment
- 4) Historical Survey

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By:


(Planning Division Director)

Date: 2-21-12


(Public Works Director)

Date: 2-21-12


(City Manager)

Date: ~~2/21~~ 2/21/12


(District Attorney's Office)

Date: 2/21/12


(Finance Director)

Date: 2/21/12

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF FEBRUARY 09, 2012**

AGENDA ITEM: F-1

FILE NO: HRC-12-009

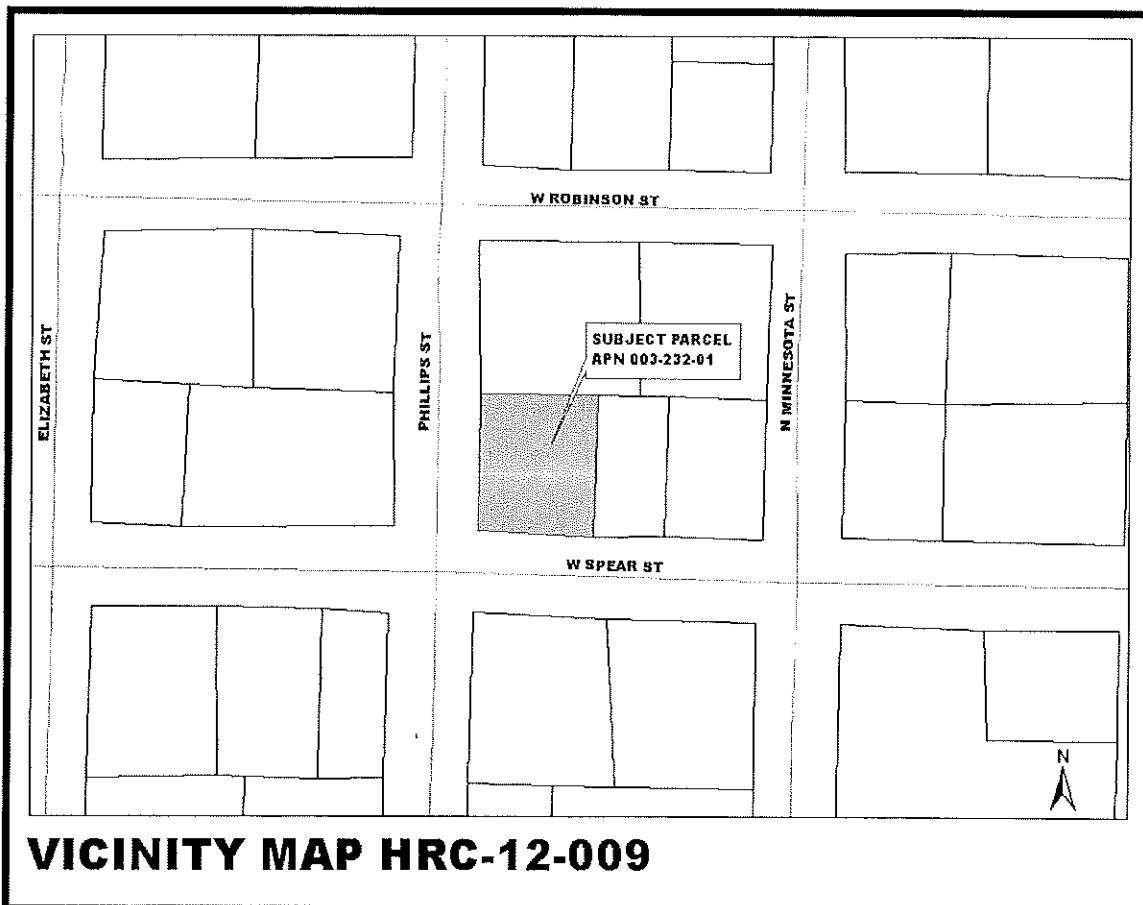
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A request for Historical Tax Deferment status for the property located at 506 W. Spear Street

OWNER: Robyn Laguzza

LOCATION/APN: 506 W. Spear Street/ 003-232-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-12-009, a request from Robyn Laguzza, for Historical Tax Deferment on property zoned Single Family 6,000 (SF6), located at 506 W. Spear Street, APN 003-232-01. 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 of October 1980, completed by Historic Environment Consultants. According to information provided by the historical survey, this is a one and a half story vernacular structure with clapboard siding and a gable roof. The structure was built in 1934; it was part of the upstairs of a four-plex residence provided for the mine workers at the Rio Tinto Mine. The structure is environmentally and architecturally compatible to its neighbors and the Historic District of 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 February 01, 2012, and the site was found to be in good condition. The new property owner, at a later date is proposing some exterior modifications to the structure.

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 in 1934. The structure is approximately 2,086 square feet in size, with an attached 416 square foot garage and a 864 square foot basement. The structure is currently used as single family residence and the current zoning of the subject parcel is Single Family 6, 000 (SF6).

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

During the site visit conducted on February 01, 2012, the Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

In 1995, the previous owners, John Lee Gillie and Karen Louise Chandler Gillie received approval of a Historical Tax Deferment as requested. Historical Tax Deferments are specific to property ownership and not site specific. Robyn Laguzza is the new property owner as of last year and she is requesting a Historical Tax Deferment approval at this time.

Respectfully Submitted,
Public Works Department, Planning Division

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Jennifer Pruitt, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: January 24, 2012
RE: Historical Site Assessment
Parcel No. 003-232-01

RECEIVED
JAN 25 2012
CARSON CITY
PLANNING DIVISION

HRC - 12 - 007

Enclosed you will find an application for Historical tax deferment status.

This property is currently receiving the Historical tax deferment and this application is only being submitted due to an ownership change.

The above referenced property will continue to receive Historical tax deferment if the application is recorded on or before June 30, 2012.

Please proceed accordingly.

Thank you.

Kimberly Adams
Senior Property Appraiser

APN (Assessor's Parcel Number)

003-232-01

HRC - 12 - 009

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>Robyn Laguzza</u>	Representative:	_____
Address:	<u>506 W. Spear St.</u>	Address:	_____
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	_____

This property is .140 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) residential

For what reasons do you feel the above-described property should be classified as open space/historic:

Built in 1910

Is the property available and accessible to the general public? yes

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 Sprank House
- 2) The address of the property is 506 W. Spear St.

3) The improvements were constructed in unknown. (Indicate year, estimate if unknown)

various improvements since its construction
1910

Page 2 of 2

(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] 506 W. Spear St. (775) 297-3403 1-23-12
Signature of Applicant or Agent – Address and Phone Number Date

Signature of Applicant or Agent – Address and Phone Number Date

Signature of Applicant or Agent – Address and Phone Number Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

☒	Application Received	<u>1/23/12</u> Date	<u>KA</u> Initial
☒	Property Inspected	<u>2/1/12</u> Date	<u>JP</u> Initial
☐	Income Records Inspected (If applicable)	_____ Date	_____ Initial
☒	County Commission Action	<u>2-9-12</u> Date	<u>JP</u> Initial
☐	Written Notice of Approval or Denial Sent to Applicant	_____ Date	_____ Initial

Reasons for Approval or Denial and Other Pertinent Comments:

General Conformance with Sec. of Inclusions Standards

[Signature] Principal Planner 2-1-12
Signature of Official Processing Application Title Date

HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT



NAME: Sproule House
ADDRESS: 506 W. Spear
LOCATION: Southeast corner W. Spear and Phillips
CONSTRUCTION DATE: 1935 (assessor); 1934 (SHPO)

HISTORICAL BACKGROUND

Like the property next door at 502 W. Spear, this property changed hands as part of the entire block for many years, well into the twentieth century. The William Stewart House had been constructed on the north portion of the block in 1887. In 1932, however, Herbert C. Sproule, a deputy in the Surveyor General's office, purchased the south portion of the block between N. Minnesota and Phillips Street. Sproule sold a portion of the parcel to Elda Fricke, a clerk in the Governor's office, in 1937. David Bartley purchased the property in 1941, and Arthur Bernard, the State Inspector of Mines, bought it in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1863, H. L. Phillips, John Atchinson, Elizabeth Phillips; 1965, W. E. Sheen, Charles Flandran; 1967, Z. Pierce; 1868, Sam Denson

SOURCES:

Stewart Title; Carson City Directories

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 506 W. Spear & 501 N. Phillips APA' 3-232-01
2. Common Name: _____
3. Historic Name: _____
4. Present Owner: Mr. & Mrs. William L. Richards (Marc Brownkopf)
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

506 W. Spear Street is a one story vernacular structure with clapboard siding and a gable roof. It was built in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. At the time the house was built it was part of the upstairs of a four-plex residence provided for the mine workers. Each apartment contained 3 bedrooms, 1 bathroom, hallway, dining room, living room and kitchen.

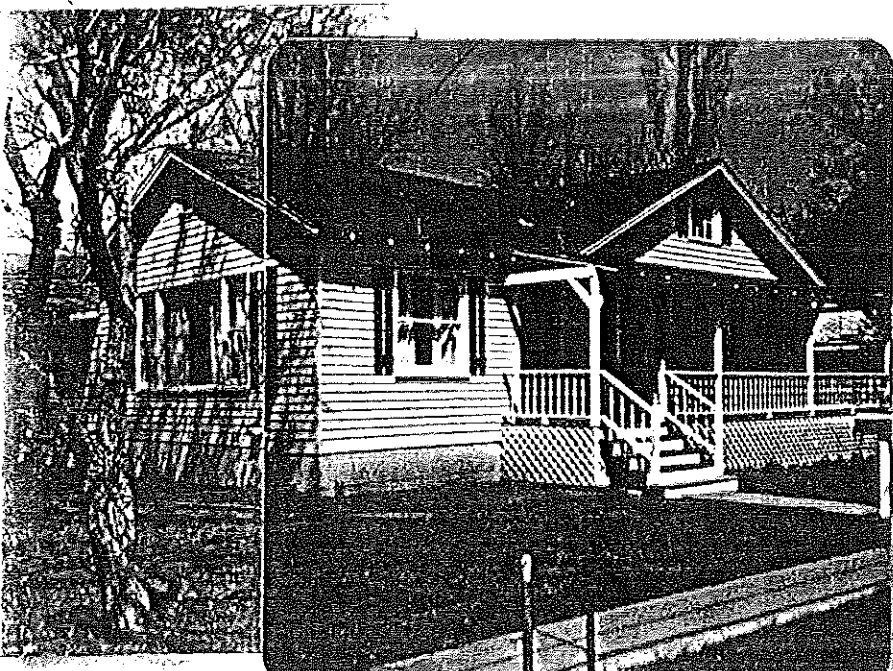
In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

A ground level room was added along the west side of the structure (between the 506 W. Spear and the 501 N. Phillips part of the structure) probably sometime during the 1960's.

The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date October 1980

THREATS TO SITE:

None Known _____ Private Development _____
 Zoning SE6000 Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

HISTORICAL BACKGROUND:

Architect (if known) _____

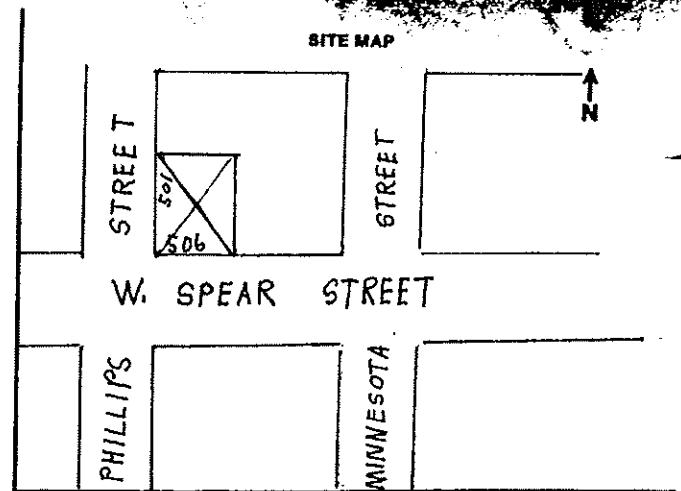
Builder (if known) _____

Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard

Is Structure on Original Site? _____ Moved? X Unknown _____

SIGNIFICANCE:

The part of 506 W. Spear that was moved from the Rio Tinto Mine is of historic importance because it is an extremely well preserved (both interior and exterior) example of the type of housing that mine owners provided for their workers in a remote part of Nevada in the 1930's. (When mines closed most of the housing was either dismantled for its salvage value or remodeled to such an extent as to be virtually unidentifiable.) The interior of this part of the structure (from the Rio Tinto Mine) contains such features as glass door knobs (4 of which are lead crystal) and brass plates on all interior doors which are solid wood with indented panels. The three remaining original ceiling light fixtures are heavy etched glass with brass finials. All the original cabinets (including the laundry chute) and the heavy plaster walls have been kept in their original condition.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: