

**City of Carson City
Agenda Report**

Date Submitted: June 10, 2014

Agenda Date Requested: June 19, 2014
Time Requested: Consent

To: Mayor and Supervisors

From: Community Development – Planning Division

Subject Title: For Possible Action: To approve a request from Clifford and Holly Hansen for Historical Tax Deferment on property located within the Historic District, located at 406 Mountain Street, APN 003-241-06. (Susan Dorr Pansky)

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. The property is currently receiving Historical Tax Deferment but it must be re-applied for whenever the property ownership changes.

Type of Action Requested:

Resolution
 Formal Action/Motion

Ordinance
 Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Recommended Board Action: I move to approve a request from Clifford and Holly Hansen for Historical Tax Deferment on property located within the Historic District at 406 Mountain Street, APN 003-241-06, with the stipulation that the damaged or leaning fence on the Mountain Street side be repaired.

Historic Resources Commission Recommendation: The Historic Resources Commission recommended approval with the stipulation that the damaged or leaning fence on the Mountain Street side be repaired by a vote of 7 ayes and 0 nays.

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(b) (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 Case Record
- 2) Historic Resources Commission Staff Report
- 3) Historical Inventory
- 4) Historical Site Assessment
- 5) Application for Open Space/Historic Use Assessment

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: *Susan Dorr Pansky for Lee Plemel*
 (Community Development Director)

Date: 6.5.14

[Signature]
 (District Attorney's Office)

Date: 6/10/14

[Signature]
 (Finance Director)

Date: 6/10/14

[Signature]
 (City Manager)

Date: 6/10/14

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD**

MEETING DATE: MAY 8, 2014

AGENDA ITEM NO.: F-3

APPLICANT(s) NAME: Clifford and Holly Hansen
PROPERTY OWNER(s): Clifford and Holly Hansen

FILE NO. HRC-14-024

ASSESSOR PARCEL NO(s): 003-241-06

ADDRESS: 406 Mountain Street

APPLICANT'S REQUEST: To approve a request from property owners for Historical Tax Deferment Status, on property zoned Single Family 6,000 (SF6).

COMMISSIONERS PRESENT: SMIT SPEULDA-DREWS DREWS
 HAYES DICKEY BLOCK DARNEY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky REPORT ATTACHED
STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL
APPLICANT REPRESENTED BY:

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

M. Drews – would like them to fix the fence.

MOTION WAS MADE TO RECOMMEND APPROVAL/DENIAL/CONTINUANCE TO:

- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

**Stipulation: That the damaged or leaning fence on the Mountain Street side needs to be fixed or in the process of being fixed.

MOVED: R.Darney SECOND: M.Drews PASSED: 7 /AYE 0 /NO

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: June 19, 2014

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 8, 2014

FILE NO: HRC-14-024

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request for Historic Tax Deferment status for the property located at 406 Mountain Street, APN 003-241-06.

APPLICANT: Clifford and Holly Hansen

OWNER: Clifford and Holly Hansen

LOCATION: 406 Mountain Street

APN: 003-241-06

RECOMMENDED MOTION: “I move to approve HRC-14-024, a request from Clifford and Holly Hansen, for Historical Tax Deferment on property zoned Single Family 6,000 (SF6), located at 406 Mountain Street, APN 003-241-06 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 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 March 1980. According to information provided by the historical survey, this is a one and a half story vernacular structure with Greek Revival influences. The structure was built between 1873 and 1874 and is known as the Robinson House, as it was built by Marshall Robinson, one of the founders of the Carson Daily Appeal. 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 April 24, 2014, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

No exterior alterations are proposed at this time. According to the Carson City Resources Inventory of March 1980, the structure was built between 1873 and 1874. The house is approximately 3,027 square feet in size, with an attached 784 square foot garage. The structure is currently used as single family residence and the zoning of the subject parcel is Single Family 6,000 (SF6).

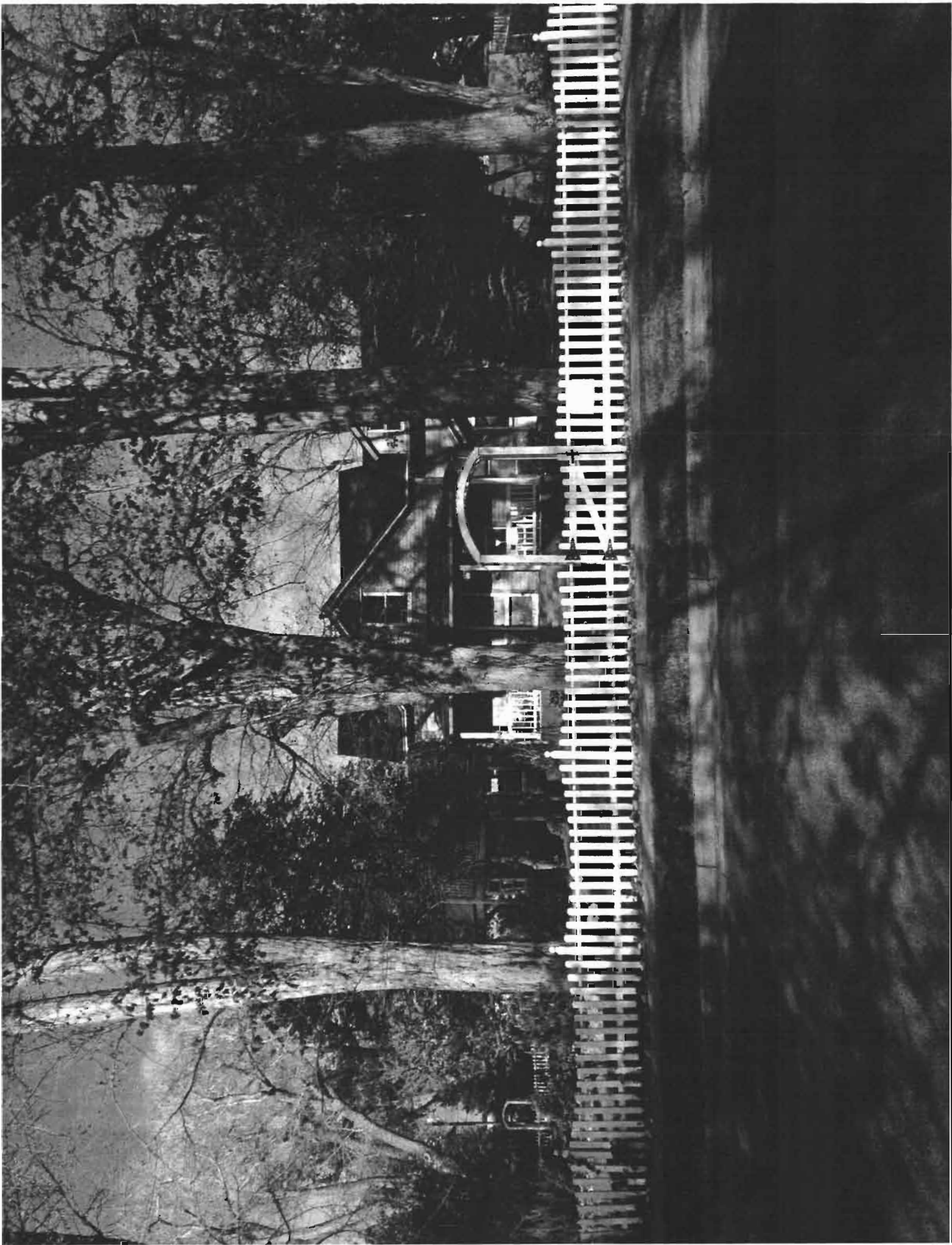
4. The property must be in compliance with Historic Resources Commission guidelines.

During the site visit conducted on April 24, 2014, Planning Division staff found the subject site to be in compliance with Carson City Development Standards, Division 5 – Historic District Design Guidelines.

In 2004 the previous owners, Jack and Allison McLaughlin, received approval of a Historical Tax Deferment as requested. Historical Tax Deferments are specific to property ownership and not site specific. Clifford and Holly Hansen are the new property owners as of 2013 and they are requesting a Historical Tax Deferment approval at this time.

Attachments:

- Site Photos
- 1980 Carson City Resources Inventory
- 1988 Carson City Resources Inventory (Update of 1980 Survey to include new property photo)
- 1993 Kit Carson Trail Inventory
- Tax Deferment Request (HRC-14-024)



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 406 North Mountain APN 3-241-03
- 2. Common Name: _____
- 3. Historic Name: M. Robinson House
- 4. Present Owner: Mabel L. Horen, et al
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is varied in roof form and one and a half stories in height. A vernacular structure with Greek Revival influences, the front and main building portion is formed by intersecting gables and is surfaced with clapboard. The back portion has a gabled roof with shed-roofed rear extension and is surfaced in shiplap. The main entrance has a hip-roofed full-width porch, and the rear entrance features a small gabled canopy. Windows are double hung with two lights over two and are topped with projecting cornices.

The porches appear to have been modified or altered and the rear wing may be later than the main building.

A garage and outbuilding stand on the property.

RELATIONSHIP TO SURROUNDINGS:

The building is environmentally and architecturally compatible to its neighbors and the area.



Street Furniture: tapered picket fence with finial posts

Landscaping: ample and well done with nature 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

198

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: 80 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

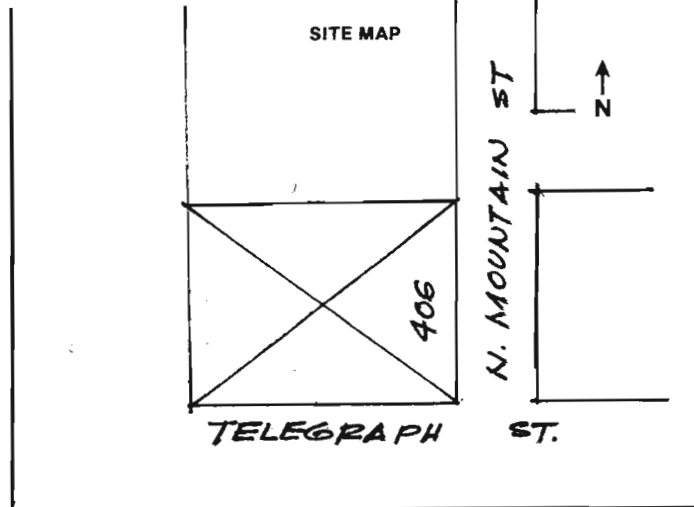
Builder (if known) _____

Date of Construction 1873-74 Estimated _____ Factual Source: Carson City Historic Cookbook

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is unusual in form and proportion for its design era and may be a composite of original buildings and a later addition. The original or at least primary portion is quite formal and symmetrical in aspect and stands assymmetrically with respect to the rear or northern wing. The structure conveys a strong and gracious image of the past in its setting of generous, well landscaped grounds banded by a handsome picket fence. The image contributes strongly to the character and quality of this fine residential neighborhood. With historical research, this home would probably be eligible for the National Register.



SOURCES:

Carson City Historic Cookbook, page 4

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 406 North Mountain 08 3-241-03
- 2. Common Name: _____ HORAN, MABEL L ET AL
- 3. Historic Name: M. Robinson House 406 MOUNTAIN ST
- 4. Present Owner: Mabel L. Horen, et al CARSON CITY NV 89703
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is varied in roof form and one and a half stories in height. A vernacular structure with Greek Revival influences, the front and main building portion is formed by intersecting gables and is surfaced with clapboard. The back portion has a gabled roof with shed-roofed rear extension and is surfaced in shiplap. The main entrance has a hip-roofed full-width porch, and the rear entrance features a small gabled canopy. Windows are double hung with two lights over two and are topped with projecting cornices.

The porches appear to have been modified or altered and the rear wing may be later than the main building.

A garage and outbuilding stand on the property.

RELATIONSHIP TO SURROUNDINGS:

The building is environmentally and architecturally compatible to its neighbors and the area.



Street Furniture: tapered picket fence with finial posts

Landscaping: ample and well done with mature trees

Architectural Evaluation: PS 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 SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 80 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

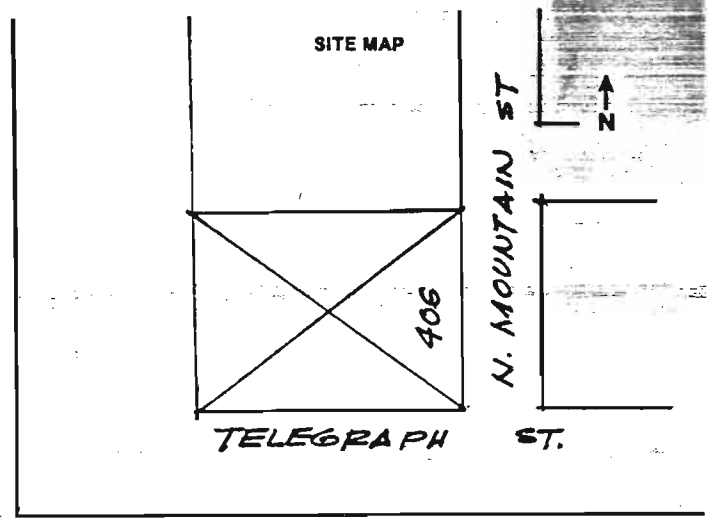
Builder (if known) _____

Date of Construction 1873-74 Estimated _____ Factual Source: Carson City Historical Cookbook

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is unusual in form and proportion for its design era and may be a composite of original buildings and a later addition. The original or at least primary portion is quite formal and symmetrical in aspect and stands assymmetrically with respect to the rear or northern wing. The structure conveys a strong and gracious image of the past in its setting of generous, well landscaped grounds banded by a handsome picket fence. The image contributes strongly to the character and quality of this fine residential neighborhood. With historical research, this home would probably be eligible for the National Register.



SOURCES:

Carson City Historic Cookbook, page 4

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: ROBINSON HOUSE.

ADDRESS: 406 NORTH MOUNTAIN STREET.

LOCATION: .

CONSTRUCTION DATE: 1873.

ARCHITECT: NONE KNOWN

BUILDER: NONE KNOWN.

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

This house was built in 1873 by Marshall Robinson, one of the founders of the **Carson Daily Appeal**. On May 16, 1865, E.F. McElwain, J. Barrett, and Marshall Robinson started a Republican paper, the **Carson Daily Appeal**. Henry R. Mighels was hired as editor and on November 28, 1865, Mighels and Robinson purchased Barrett's and McElwain's interest in the paper. Robinson and Mighels held the paper until it was purchased at the end of December, 1870. Robinson again became a partner of Mighels when they combined two newspapers and it became known as the **Daily Appeal**. The partnership lasted until January 1, 1878, when Robinson sold his interest to Mighels.

On December 25, 1880, Marshall Robinson commenced publication of the **Daily Index** at Carson City. He finally sold it on July 1, 1886, to Wells Drury. The paper, however, was repurchased again by Robinson and four days later he merged with C.N. Morris's Nevada Union Publishing Company, which combined the **Index** with the **Nevada Union** to form the **Nevada Index-Union**.

In 1884, Robinson sold his home at 406 North Mountain to James Raycraft, a pioneer resident of the area living in both Genoa and Carson City for many years. His parents Joseph and Ellen (Quinlan) Raycraft were both natives of Ireland. Raycraft was born in Hannibal, Marion County, Missouri in 1861. The family crossed the plains and settled in Genoa in 1863. James, the seventh son of his family, located in Carson City in 1884, where he was successful in running a livery and stage business with his brother Joseph¹. With

¹. Joseph Raycraft was born at Woodstock, Illinois in 1850. He knew many trails through the Sierra Mountains, and drove stages from Carson City to Bodie, Bridgeport, Tahoe, and other points throughout the region.

He died on June 29th, 1907.

the arrival of the automobile to Nevada they got into the garage business.

In 1886 Raycraft was married to Miss Margaret Morris of Empire. They made their home in Carson City and raised seven children being: Morris, Hubert, Arthur, Joe, Marguerite, Dorothy, and Kenneth.

James Raycraft was one of the Democratic leaders of his party and represented Ormsby County in the legislature in the 24th Session in 1909. He owned extensive farming² and mining interests in the state.

James Raycraft died in December, 1913. His was the first strictly automobile funeral procession carried out in this area. The remains were taken to the cemetery in Genoa by the big Raycraft auto in compliance with a wish of James Raycraft. The funeral auto was followed to the cemetery by a long line of autos.

In 1949, the movie *Chicken Every Sunday* was filmed at the Robinson House. The story centered around a family the Hefferans who ran a boarding house. The problem the family entered was the fact that their father had wild schemes which ran away with any possible profit. The cast included: Dan Dailey, Celeste Holm, Colleen Townsend, Alan Young, Natalie Wood.

SOURCES OF INFORMATION:

Wren, *History of Nevada*.

Davis, *History of Nevada*.

Carson City News, June 29, 1907, December 23, 1913; December 24, 1913.

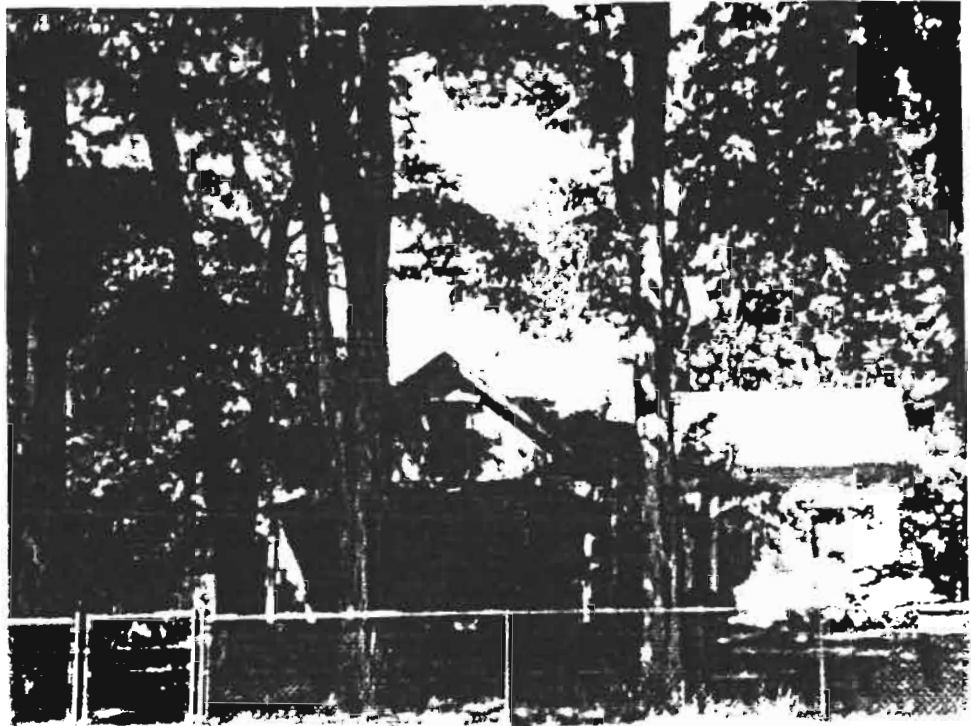
Ormsby County Tax Rolls: 1874, 1883, 1886, 1893.

Leslie Halliwell, *Halliwell's Film Guide* (New York: Harper and Row, 1990.)

Lingenfelter and Gash, *The Newspaper of Nevada: A History & Bibliography, 1854-1979* (Reno: University of Nevada Press, 1979.)

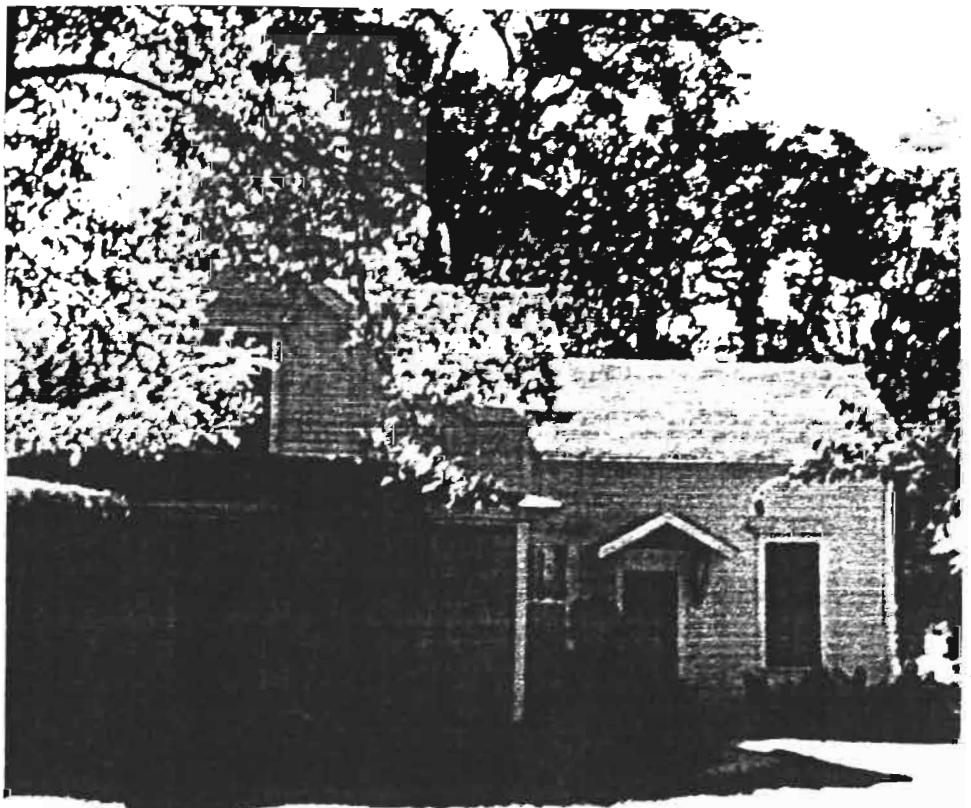
². The first air flight in Nevada took place at the Raycraft brothers' ranch on June 23, 1910. Ivy Baldwin, a well-known parachutist and balloonist, made the flight in a forty-eight-horsepower curtis Paulham biplane. He reached a height of fifty feet and covered one and one-half miles before landing. This flight was of national interest because an air flight had never before been done at such a high altitude (4,675 feet). The Raycraft ranch site is located west of Highway 395.

ILLUSTRATIONS - ROBINSON HOUSE



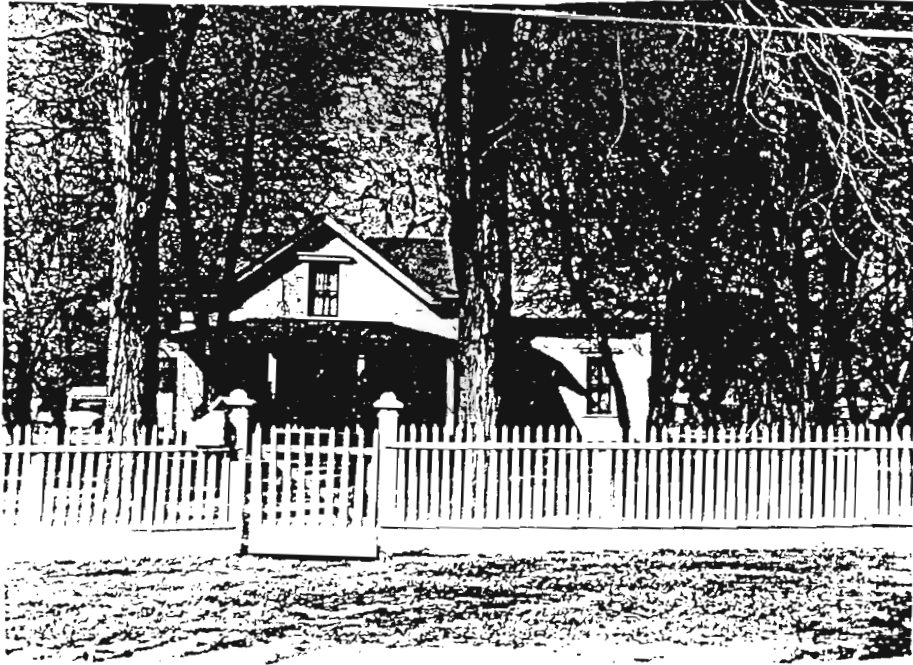
Looking west.

1993.



Close-up front. Looking west.

1993.



HRC-14-024



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED
APR 16 2014
CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Susan Dorr Pansky, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 15, 2014
RE: Historical Site Assessment
Parcel No. 003-241-06

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, 2014.

Please proceed accordingly.

Thank you.

Kimberly Adams
Senior Property Appraiser

APPROVED
CARSON CITY HISTORIC
RESOURCES COMMISSION
By: [Signature]

APN 003-241-06

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>HOLLY AND CLIFF HANSEN</u>	Representative:	<u>HOLLY & CLIFF HANSEN</u>
Address:	<u>406 MOUNTAIN ST.</u>	MAILING	<u>1101 E. BALBOA BLVD.</u>
		Address:	
City, State, Zip:	<u>CARSON CITY, NV. 89703</u>	City, State, Zip:	<u>NEWPORT BEACH, CA. 92661</u>

This property is 1/2 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:
THIS HOUSE WAS BUILT IN 1973. THE ORIGINAL OWNER WAS ONE OF THE
FOUNDERS OF THE CARSON DAILY APPEAL

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

If not, explain: PRIVATE 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:

- 1) The historic name of the property is _____
- 2) The address of the property is _____
- 3) The improvements were constructed in _____. (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.

Cliff Hansen CLIFF HANSEN 28 MARCH 2014
 Signature of Applicant or Agent – Address and Phone Number Date

[Signature] THOMAS HANSEN 3-28-14
 Signature of Applicant or Agent – Address and Phone Number Date

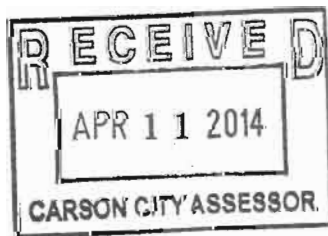
Signature of Applicant or Agent – Address and Phone Number Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>4/11/14</u> Date	<u>KA</u> Initial
<input checked="" type="checkbox"/>	Property Inspected	<u>4-24-14</u> Date	<u>[Signature]</u> 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



DEVELOPMENT
SERVICES
DEPARTMENT

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

BUILDING and
SAFETY DIVISION
PERMIT CENTER
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

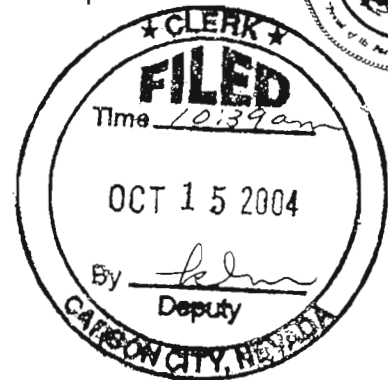
PLANNING DIVISION
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

Copy

CARSON CITY NEVADA
Consolidated Municipality and State Capital



HISTORIC RESOURCES COMMISSION
September 16, 2004
NOTICE OF DECISION

A Historic Resources Commission application, H-04-134, was received from Jack and Allison McLaughlin for historical tax deferral status on property located at 406 Mountain Street, APN 003-241-06, pursuant to the requirements of the Carson City Municipal Code, Chapter 18, Section 18.06.

The Historic Resources Commission conducted a public hearing on August 10, 2004, in conformance with City and State open meeting requirements, and the Historic Resources Commission recommended approval to the Board of Supervisors of H-04-134 on a vote of 7 ayes and 0 nays, and based its decision subject to the following conditions of approval:

CONDITIONS OF APPROVAL

1. The property must have significance or be listed in the Carson City Historic Survey.
2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.
3. Any alteration on the property must be of compatible historical character.
4. The property must be in compliance with Historic Resources Commission guidelines.

This item was on the Board of Supervisors agenda for approval on Thursday, September 16, 2004 and was approved by a vote of 5 ayes and 0 nays.

Jennifer Pruitt

Jennifer Pruitt, Senior Planner
Planning and Community Development Department

JP/js