

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
JULY 10, 2014**

FILE NO: HRC-14-041

AGENDA ITEM: F-4

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request for Historical Tax Deferment status on property zoned Single Family 6,000 (SF6), located at 602 W. Spear Street, APN 003-243-04.

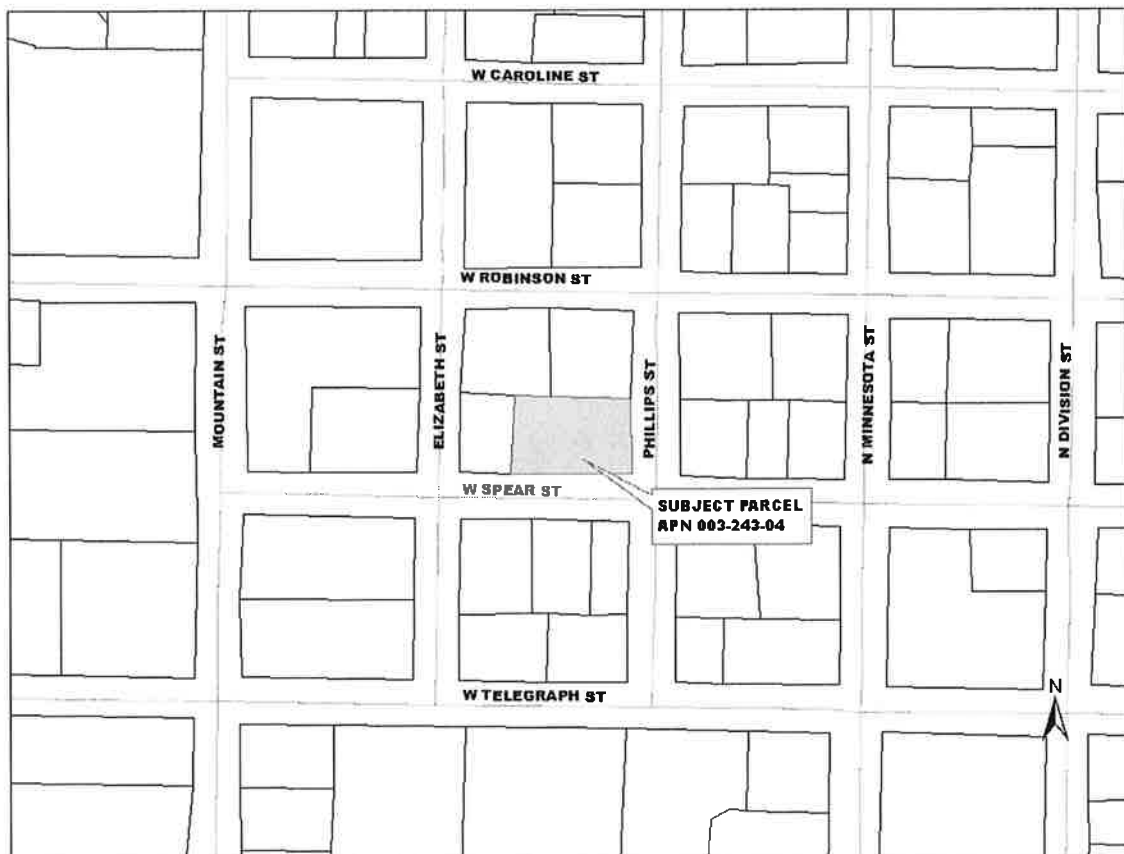
APPLICANT: Jed Block

OWNER: Spear & Phillips LLC

LOCATION: 602 W. Spear Street

APN: 003-243-04

RECOMMENDED MOTION: “I move to approve HRC-14-041, a request from Jed Block (property owner: Spear & Phillips), for Historical Tax Deferment on property zoned Single Family 6,000, located at 602 W. Spear Street, APN 003-243-04 with the conditions of approval as outlined in the staff report and 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.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. The first floor east-facing siding on the rectangular bay window shall be repaired.
2. The roof trim on the south side second story shall be repaired and repainted.
3. The paint on the front concrete steps shall be either repainted or completely removed.

DISCUSSION:

When evaluating historic properties for eligibility to receive historical tax deferment under the Open Space/Historical Use Assessment, the Historic Resources Commission shall take the following criteria into consideration:

- 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 of March 1980, the 2000 Historical Survey, and the 2011 Carson City Survey. According to the information provided by these surveys, the structure is a two story vernacular version of the Greek Revival style with some Eastlake decorative influences. The principal decorative feature is a one-story front porch with chamfered posts including molded caps and segmented arch spans between the posts. While the basic form of the building is prevalent within the city, the decorative detailing of the porch is unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual. The structure is believed to have been constructed between 1875 and 1885. The 2011 Carson City Survey identifies this house as the Jones House, named for the family of Governor John E. Jones, owners of the property from 1889 to 1924.

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

A site visit was conducted on June 30, 2014. The structure was found to be in relatively good condition, with a few minor exceptions that staff recommends be repaired. First, the first floor, east facing siding on the rectangular bay window appears to be damaged. Staff has recommended a condition of approval that this siding be repaired. Second, the roof trim on the south side second story appears to be damaged and should be repaired and repainted. Finally, the paint on the front steps is mostly worn away and staff recommends that it be either completely removed or that the steps be repainted.

Staff notes that the applicant is in the process of completing a project that includes the removal and replacement of windows and doors on the south and east sides of the house. It appears that these projects are close to being completed, with perhaps some trim work and paint remaining. As staff considers this project in process, and the applicant received prior approval from the Historic Resources Commission, its completion is not a condition of this approval.

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

No exterior alterations are proposed at this time, with the exception of those repairs recommended by staff as conditions of this approval. According to the 2011 Carson City Survey, the structure was built between 1875 and 1885. The main house is approximately 3,278 square feet, with a detached garage that is approximately 1,430 square feet. The structure is currently used as a multi-family building with four individual dwelling units 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 June 30, 2014, Planning Division staff found the subject site to be generally in compliance with Carson City Development Standards, Division 5 – Historic District Design Guidelines.

Attachments:

- Site Photos
- 1980 Carson City Resources Inventory
- 2000 Historical Survey
- 2011 Carson City Survey
- Tax Deferment Request (HRC-14-041)







CARSON CITY RESOURCES INVENTORY

3-243-4 105
SF6000

IDENTIFICATION:

APN 3-243-04

- 1. Address: 504 North Phillips (also includes 602 and 604 West Spear)
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Clifford and Myrtle Derosier
- 5. Address (if not occupant): _____
- 6. Present Use: multi-family compound Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The building's original rectangular form has been somewhat modified by later additions to the sides and rear. The roof is gabled with eave returns and the windows are double hung single pane over single pane, or metal casement. The porch is the structure's ornamented feature with its pierced balustrade, shallow arched bays and capiteled post supports, and portions of it may be later than the original structure.

The structure has been resurfaced and received additions to the north and rear (west) elevations. The windows have been altered. The structure, once a single family residence, now appears to include five units.

A free standing garage surfaced in metal siding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. It is unusual for the area in detailing but not in building type.



Street Furniture: short masonry wall at the north

Landscaping: mature trees, shrubs

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

06

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: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1875 Estimated Factual _____ Source: _____

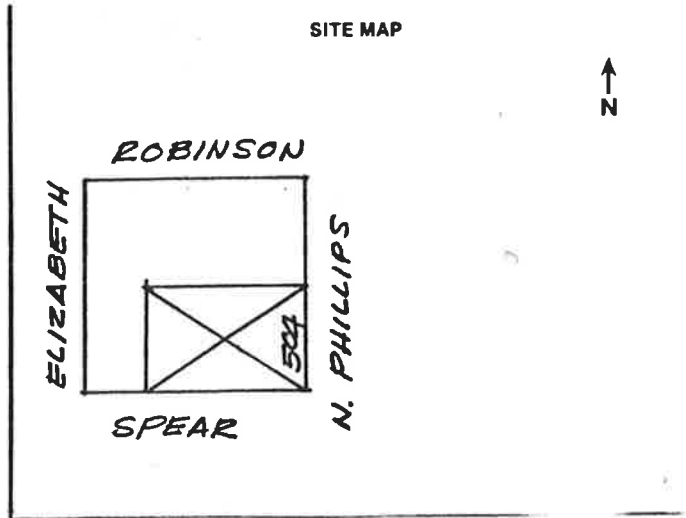
Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.

The structure's alterations do not obscure its original image and it remains a strong contributor to the image of the area, and a finely decorated representative of its era. Its corner siting emphasizes its scale and design qualities.

SITE MAP



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 602 W. Spear

Location: Northwest corner W. Spear and Phillips

Construction Date: 1925 (assessor)

Historical Background

Charles Flandran first sold this parcel to John Carmack in 1865. Rebecca Gregg had purchased the lots by 1870 and retained ownership for 14 years. According to the 1880 census, Gregg was a widow, age 52, with a son David, who was 13. She listed her occupation as "keeping house."

The property was owned by members of the Jones family, John, Elizabeth and Parvin, between 1889 and 1924. Parvin Jones was a guard at the prison. He later worked as a clerk for the State Engineer.

By 1948 Clarence Belli was living in the house with Josephine Belli. Clarence was employed as a carpenter and Josephine worked as a stenographer.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

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

Jones House

1B. Current/Common Name

602 W. Spear St.

2. PROPERTY ADDRESS

Street Address	602 W. Spear St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	uncertain
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3B. Current Owner

Name	Spears & Phillips
Mailing Address	112 N. Curry St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-04

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)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.26		Estimated
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8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260670E 4338740N

8B. Township/Range/Section/Map

T15N, R20E, Sec 18, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	2.5	Number of stories
X	Porch	X	Balcony
	Dormer(s)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-17 Wood Shingle	ES-7 Aluminum
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-5 Stone

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

unknown

10B. Builder/Contractor

unknown

10C. Architectural Style/Period (See Appendix B)

Late Victorian

10D. Construction Date(s)

1880	X	Circa
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10E. Date(s) of Significance

Ca. 1880

10F. Historic Resource Theme (See Appendix C)

Land Usage: Townsite Development and City Planning

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: Jones House City, County: Carson City
Section No. 9G, 11 Page No. 5

The two-story frame house has a front-gable roof with cornice and frieze returns. Its principal decorative feature is a one-story front porch with chamfered posts with molded caps and segmental-arch spans between the posts with turned bosses attached above the posts. The square balusters are replacements but a low roof balustrade with sawn and pierced balustrade panels and chamfered posts with turned bosses and urn finials dates to the original construction of the porch around the 1890s. The front entry has been shifted so that it opens off the porch into an enclosed stair on the north side of the house, an addition made when the house was converted to apartments in the twentieth century. The entry has an unusual molded surround. On the south side of the house is a two-story rectangular bay window added between 1890 and 1907. To the rear are telescoping one- and two-story rear wings. The two-story wing and middle one-story wing may be original to ca. 1880 whereas the one-story wing at the end is probably a mid-twentieth-century addition, as suggested by its exposed rafters. Other features include replacement 1/1 and metal-framed multi-pane windows, corbelled brick flue caps, and a pent roof supported by struts across the south side of the middle one-story rear wing.

The northwest corner of Spear and Phillips is shown as undeveloped on the 1875 bird's-eye perspective. A two-story house with the same basic form as the present dwelling appears on the 1885 and 1890 Sanborn maps. The house achieved its present form, with a front porch and side bay window, by 1907, as shown on the Sanborn map of that year. The style of the porch suggests it may have been added shortly after 1890. According to Anita Watson, Rebecca Gregg owned the house site from 1870 to 1884. Although it is possible she had the present house built between 1875 and 1874, the fact that she did not build on it between 1870 and 1875 and the fact that she was listed as a widow with a young son in 1880 makes it unclear whether she was the house's original owner. The family of Governor John E. Jones owned the property from 1889 to 1924. Jones built the house at the adjacent address of 603 W. Robinson in the 1890s, probably 1891, as his principal address. Whether he and his family lived in the pre-existing house at 602 W. Spear is unknown. Carpenter Clarence Belli lived at this address in 1948 with his wife, Josephine, who was a stenographer.

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

Sources

- Watson, Anita Ernst. "Historical Survey 2000 Carson City Historic District." Report, 2000.
- Koch, Augustus. "Birds Eye View of Carson City, Ormsby County, Nevada, 1875." Map, 1875. Reprint 1972.
- Sanborn maps.



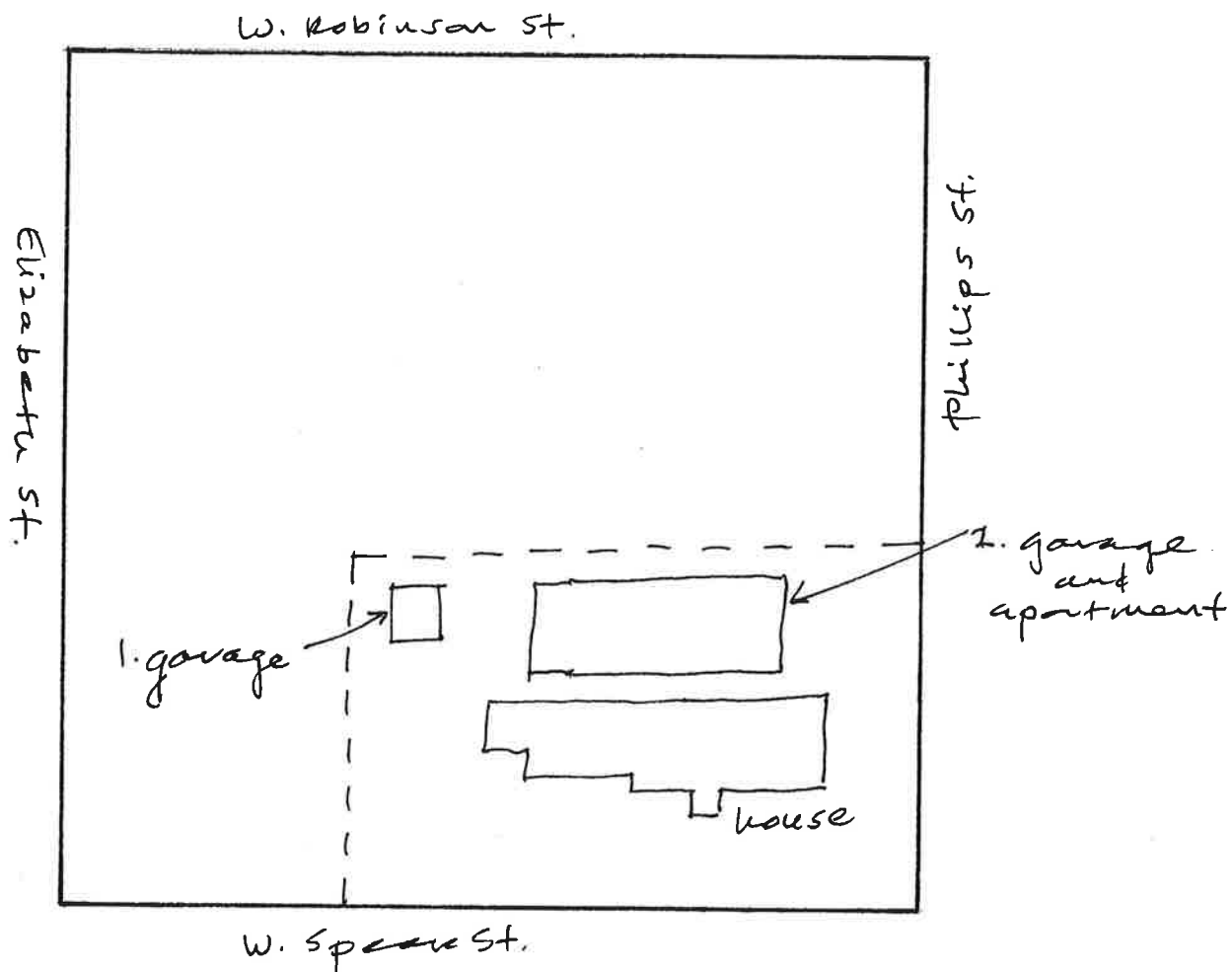
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Jones House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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

Property Name: 602 W. Spear 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	Garage	Historic Use	
Current Use	Garage	Current Use	Garage and apartment
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood	Materials	Wood
Construction date	Ca. 1920	Construction date	Ca. 2000
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	









HRC - 14-041

CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Susan Dorr Pansky, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: May 13, 2014
RE: Historical Site Assessment
Parcel No. 003-243-04



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

The current values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 28,577	LAND: 81,649
IMPROVEMENTS: 37,698	IMPROVEMENTS: 107,709

The new values after receiving the Historical Deferment are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 21,147	LAND: 60,420
IMPROVEMENTS: 27,897	IMPROVEMENTS: 79,705

These values will be for the 2014/15 fiscal year if the application is recorded on or before June 30, 2014.

Please proceed accordingly.

Thank you.

Kimberly Adams
Senior Property Appraiser

DAVID A. DAWLEY - CARSON CITY ASSESSOR

201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139

APN 003-243-04

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>Spear & Phillips LLC</u>	Representative:	<u>John E Block</u>
Address:	<u>602 West Spear St</u>	Address:	<u>112 N. Curry St</u>
City, State, Zip:	<u>CC NV 89703</u>	City, State, Zip:	<u>CC NV 89703</u>

This property is 0.26 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) _____

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

Built 1875 By Walter Tobey, stock holder of V&T Railroad, Carson & Colorado Railroad, Carson & Tahoe, Lumber & Flume Co

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

If not, explain: Private Residence with 3 additional rental units
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 Tobey House
- 2) The address of the property is 602 W. Spear St CC NV 89703
- 3) The improvements were constructed in _____; (Indicate year, estimate if unknown)
1954, 2006

(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.

John S. Bluch 602 W. Spear St CCNV 720-7313 5/19/14
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

- | | | | |
|-------------------------------------|--|-----------------------|----------------------|
| <input checked="" type="checkbox"/> | Application Received | <u>5/8/14</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