

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

FILE NO: HRC-14-040

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request for Historical Tax Deferment status on property zoned Downtown Mixed Use (DT-MU), located at 112 N. Curry Street, APN 003-215-02.

APPLICANT: Jed Block

OWNER: Curry Musser Proctor & Green LLC

LOCATION: 112 N. Curry Street

APN: 003-215-02

**RECOMMENDED MOTION:** “I move to approve HRC-14-040, a request from Jed Block (property owner: Curry Musser Proctor & Green LLC), for Historical Tax Deferment on property zoned Downtown Mixed Use, located at 112 N. Curry Street, APN 003-215-02 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 roof of the structure shall be repaired and excess material, including paint, removed from the surface.
2. The paint on the concrete foundation of the structure and the concrete foundation of the fence shall be either be repainted or 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 as well as the 1998 Historic Survey/1860-1948 Occupational and Residential Assessment. According to the information provided by these surveys, this one and a half story structure exhibits Stick/Eastlake form and detailing in its design. It includes a tall, angled rectangular tower that is unusual but appropriate for the corner location. The March 1980 Inventory notes that the style is rather rare in Carson City, further stating that this particular building is one of the best representatives in the city. The structure is believed to have been constructed around 1875 and was initially occupied by William and Ellen Roberts.*

- 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 main body of the structure was found to be in good condition. However, the roof appears to have several loose or missing shingles and remnants of white paint. Staff recommends a condition of approval that the paint be completely removed from the roof and that the roof be repaired.*

*Additionally, the paint on the building and fence foundation is in poor condition and it is recommended that this paint be either repaired or completely removed.*

- 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 Carson City Resources Inventory of March 1980, the structure was built around 1875. The house is approximately 1,303 square feet in size, with a detached 760 square foot garage. The structure is currently used as an office and the zoning of the subject parcel is Downtown Mixed Use (DT-MU).*

- 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
- 1988 Carson City Resources Inventory (Update of 1980 Survey to include new property photo)
- 1998 Historic Survey/1860-1948 Occupational and Residential Assessment
- Tax Deferment Request (HRC-14-040)







CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 112 North Curry APN 3-215-2
- 2. Common Name: Sunset Wedding Chapel
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: Jack Lagrange, Jr. (Donald + Jacquelyn Abrams)
- 5. Address (if not occupant): 214 Smithridge Park; Reno, Nevada 89502
- 6. Present Use: wedding chapel Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

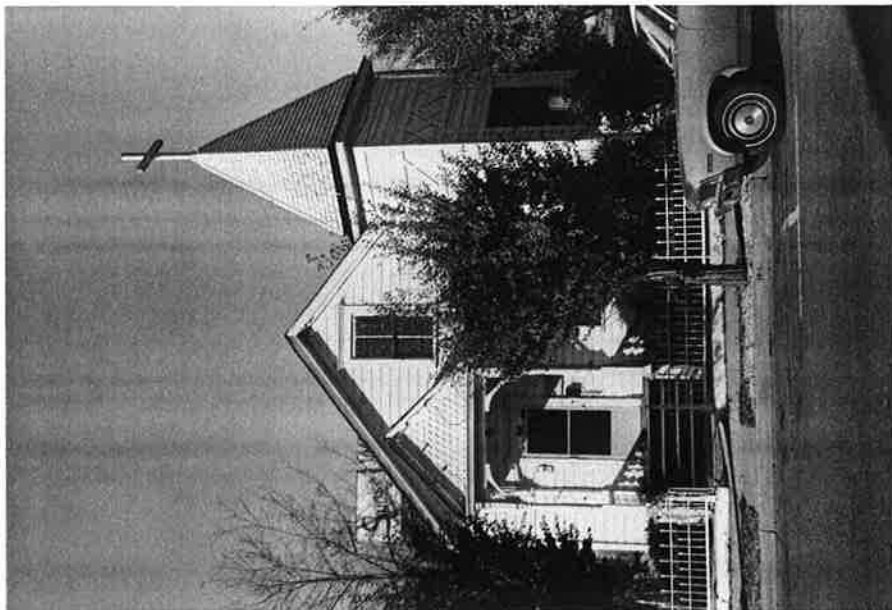
The structure is one and a half stories in height, and exhibits Stick/Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap. Ornamentation includes fish scale shingles in the porch, a fine iron fence, a diagonal Stick pattern in the tower, and windows with stained glass surrounds.

The rear porch is screened and the southern porch canopy appears later. A large sign stands on the roof and another one is free standing, mounted in the lawn.

A small stone building stands at the rear. It is not certain whether the adjacent metal garage stands on this or adjacent property.

RELATIONSHIP TO SURROUNDINGS:

The building is smaller than structures to the east and south but larger than those to the north. The style is unusual in this area of mixed building types.



Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature 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

THREATS TO SITE:

None Known \_\_\_\_\_ further Private Development X  
Zoning PC Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

commercial/government/residential

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction pre-1875 Estimated \_\_\_\_\_ Factual X Source: 1875 Bird's Eye Map

Is Structure on Original Site? pre-1875 Moved? \_\_\_\_\_ Unknown X

SIGNIFICANCE:

The structure is a fine example of this style, well executed and interestingly detailed. The angled rectangular tower is an unusual and striking form, and is particularly appropriate to this location. The building is an interesting composition and well sited for its design. The style is rather rare in Carson City, and this building is one of the best representatives in the city.

SOURCES:

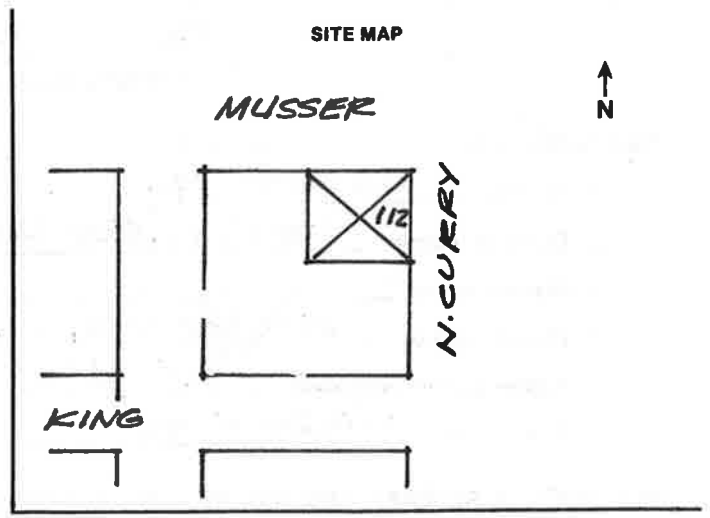
1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:





CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 112 North Curry
- 2. Common Name: \_\_\_\_\_
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: \_\_\_\_\_
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: vacant Original Use: residence

09 3-215-02  
 ABRAMS, DONALD & JACQUELYN L  
 5625 MEACHUM ST  
 CARSON CITY NV 89704

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature 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



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**THREATS TO SITE:**

None Known \_\_\_\_\_ further Private Development X  
Zoning RC Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

**ADJACENT LAND USES:**

commercial/government/residential

**PHYSICAL CONDITION:**

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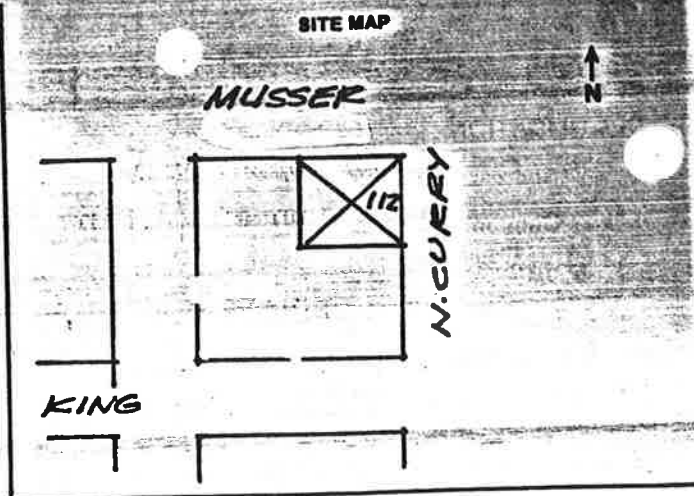
Builder (if known) \_\_\_\_\_

Date of Construction pre-1875 Estimated \_\_\_\_\_ Factual X Source: 1875 Bird's Eye Map

Is Structure on Original Site? Yes Moved? \_\_\_\_\_ Unknown X

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The structure is a fine example of this style, well executed and interestingly detailed. The angled rectangular tower is an unusual and striking form, and is particularly appropriate to this location. The building is an interesting composition and well sited for its design. The style is rather rare in Carson City, and this building is one of the best representatives in the city.



**SOURCES:**

1875 Bird's Eye View Map

**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

**HISTORICAL SURVEY  
CARSON CITY HISTORICAL DISTRICT  
CARSON CITY COMMUNITY DEVELOPMENT**



**NAME:** William Roberts House  
**ADDRESS:** 112 N. Curry  
**LOCATION:** Southwest corner N. Curry and W. Musser  
**CONSTRUCTION DATE:** 1931 (assessor); pre-1875 (SHPO)

**HISTORICAL BACKGROUND**

This building is Stick/Eastlake in design, and one and a half stories in height. There is a tall tower on the northeast corner of the structure, rectangular in shape with a steeply pitched shingled roof. The building appears on the 1875 Bird's Eye view of Carson City. A porch was added sometime later.

The property was owned by a number of individuals in the 1860s: **Theodore Winters**, **James Hearty**, and **Matthias Rinckel**. In 1871 the parcel was purchased by **William and Ellen Roberts**. The Roberts were probably recently arrived in Carson City; they were not listed on the 1870 census. In the 1871 city directory, however, William Roberts was included and listed his occupation as carpenter. He lived on King Street at that time, but by the

1878 directory he was living on Curry between King and Musser, where 112 N. Curry is located.

Ownership is a bit murky after that, but by 1896 the house was owned and occupied by **Joseph Raycraft**, who was retired. It passed to **Ellen Raycraft** from Joseph's estate in 1907. Two years later the house was sold to **Margaret Kelly** and stayed in the Kelly family until 1948. During that time the house was rented by other individuals. **Callie M. Beckwith**, a widow lived there in 1917 with **Carolyn Beckwith** who was a clerk for J. E. Bray. That same year **Charles J. Rulison**, a master mechanic for the V & T Railroad was a roomer at 112 N. Curry. By 1920 members of the Kelly family were back in the house; **Arthur Kelly**, a carrier for the post office lived there with **Mrs. Maude M. Kelly**, a telephone operator for Bell Telephone. Maude Kelly was still living there in 1948.

In 1948 the house was purchased by **G. H. Ross**, who was a Carson City physician and member of the Nevada State Board of Medical Examiners from 1943 to 1961. Dr. Ross came to Carson City from Virginia City to fill in for Dr. Richard Petty, who was going off to World War Two, and stayed for the remainder of his years in practice.

The building was used as a wedding chapel for a number of years and a tall wooden cross was added to the roof of the tower. That cross has been removed, and currently the property houses an antique business.

#### **OTHER NAMES ASSOCIATED WITH PROPERTY:**

1906, George Meyers; 1908, Marcella Rinckel; 1914, A. J. Kelly; 1925, Glenn O. Kelly.

#### **SOURCES:**

Stewart Title; Carson City Resources Inventory; Carson City Directories; Carson City Telephone Directories; *Reflection, Recollection, and Change* (52)



HRC - 14 - 040

# 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. 003-215-02



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: 55,791
IMPROVEMENTS: 37,698	IMPROVEMENTS: 48,371

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

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 14,450	LAND: 41,285
IMPROVEMENTS: 12,528	IMPROVEMENTS: 35,794

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 003-215-02

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 1<sup>st</sup>. 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>Curry Musser Proctor</u>	Representative:	<u>John E. Block</u>
	<u>And Green LLC</u>		
Address:	<u>112 N. Curry 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 0.11 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 in 1867 By Theodore Winters

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 Winters House
- 2) The address of the property is 112 N. Curry St.
- 3) The improvements were constructed in 1886/1980s. (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.

John S. Block 112 N. Curry St CCNV 882-1013 5/8/14  
 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