



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 7, 2018

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To approve a request for a Historical Tax Deferment on property located within the Historic District, located at 707 West Robinson Street, APN 003-242-04.

Staff 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.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

"I move to approve a request for an Historical Tax Deferment on property located within the Historic District, located at 707 West Robinson Street, APN 003-242-04".

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of May 10, 2018, the Historic Resources Commission recommended approval of the Historical Tax Deferment based on 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 the Historic Resources Commission's Policies. The staff report to the Historic Resources Commission is attached.

Background/Issues & Analysis

Carson City Municipal Code Section 21.02.040 states that any site or structure designated as historic by the Board of Supervisors shall be eligible for the Open Space Use Assessment. The subject property is a contributing property in the City's Historic District.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District), CCMC 21.02.040 Criteria for Open Space / Historic Use Assessment, and NRS 361A Taxes on Agricultural Real Property and Open Space.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Deny the request.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MAY 10, 2018**

AGENDA ITEM: E-2

FILE NO: HRC-18-058

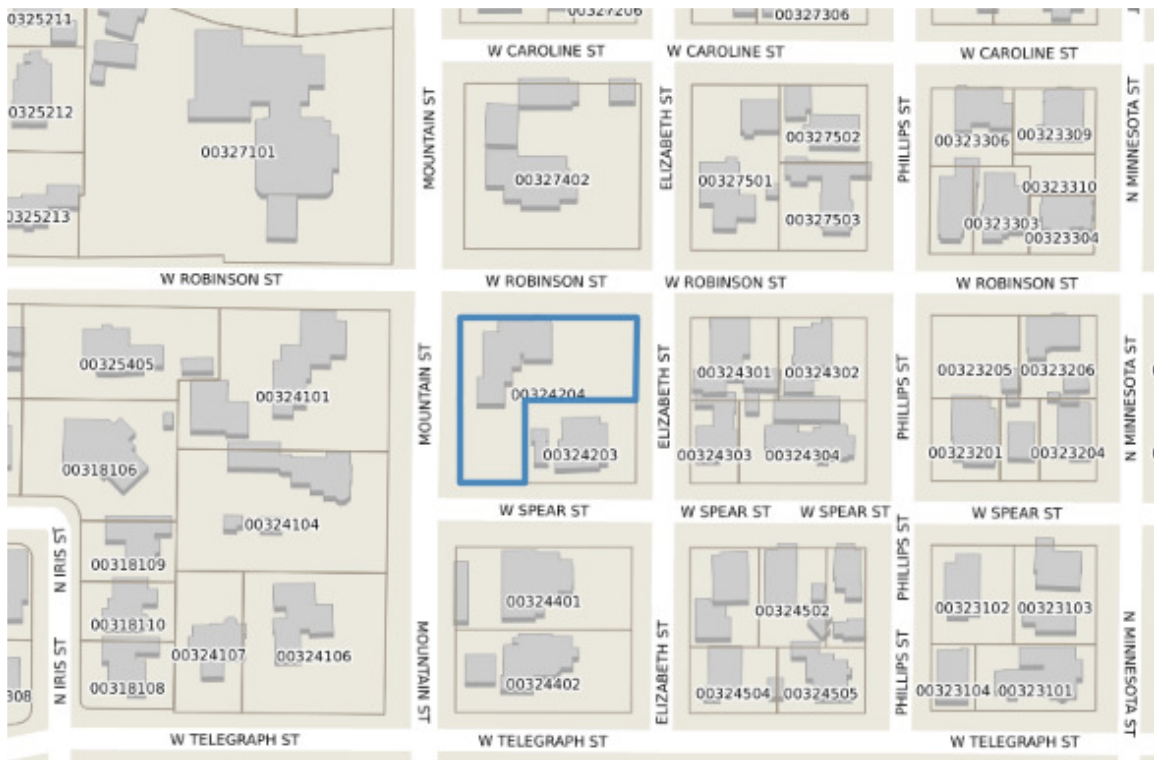
STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 707 W. Robinson Street.

OWNER: Ronald and Karine Polastrini

LOCATION/APN: 707 W. Robinson Street / 003-275-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission **"Move to recommend to the Board of Supervisors approval of HRC-18-058, a request for Historical Tax Deferment on property zoned Single Family 6000, located at 707 West Robinson Street, APN 003-275-04. 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 in the Carson City Resources Inventory completed in March 1980, the Carson City Resources Inventory updated in 1988, and in the a the Kit Carson Trail Inventory. Per the March 1980 survey data, the home was built between 1866 – 1870, and “is one of the city’s most outstanding buildings.”

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 23, 2018, and the site was found to be in good condition.

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

Through HRC-12-106, the Historic Resources Commission (HRC) authorized a re-roof.

Through HRC-16-046, the Historic Resources Commission authorized a wooden picket fence on the north side of the property, and denied a wooden picket gate to the porch area.

Through HRC-16-082, the Historic Resources Commission authorized a wrought iron gate to the porch area.

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

The wooden gate to the porch that the HRC did not authorize is still in place. The property owner installed the wooden gate to the porch area in advance of the HRC meeting to consider the application. The property owner has not replaced the gate with the approved wrought iron gate as of the time of a site visit on April 23, 2018.

In conversations with the property owner, the property owner advised of her intent to modify the gate. She further advised that at the time she installed the gate, she was renting the property, and the property owner was unwilling to install the wrought iron gate. It is her intention to replace the wooden picket gate with the approved wrought iron gate.

Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in 1980.

Property Information from the Carson City Resources Inventory updated in 1988.

Property Information from the Kit Carson Trail Inventory.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
MEMORANDUM

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 5, 2018
RE: Historical Site Assessment
Parcel No. 003-242-04

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment, however, was sold and therefore the new owner must apply in order to continue the deferment.

The Historical Deferment values are as follows:

| ASSESSED VALUE: | | TAXABLE VALUE: | |
|-----------------|--------|----------------|---------|
| LAND: | 22,785 | LAND: | 65,100 |
| IMPROVEMENTS: | 35,451 | IMPROVEMENTS: | 101,289 |

These values will be for the 2018/19 fiscal year if the application is recorded on or before June 30, 2018.

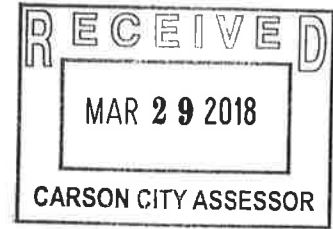
Please proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

DAVID A. DAWLEY – CARSON CITY ASSESSOR
201 North Carson Street, Suite 6 • 89701 • (775) 887-2130 • (775) 887-2139
Hearing Impaired use: 711





APN 003-242-04

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>RONALD L. POLLASTRINI</u> | Representative: | _____ |
| | <u>KARINE J. POLLASTRINI</u> | | _____ |
| Address: | <u>707 WEST ROBINSON ST.</u> | Address: | _____ |
| City, State, Zip: | <u>CARSON CITY, NV 89703</u> | City, State, Zip: | _____ |
| Phone #: | <u>(530) 240-5685</u> | Phone #: | _____ |
| | <u>(775) 434-7438</u> | | _____ |

This property is 3/4 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:

IT IS ALREADY A HISTORIC HOME AND FOR THAT REASON
WE WANT TO KEEP IT THAT WAY.

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 G.A. NOURSE - D.A. BENDER MANSION
- 2) The address of the property is 707 WEST ROBINSON ST. CARSON CITY, NV 89703
- 3) The improvements were constructed in 1867. (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.

Ronald L. Pollastini ^{(530) 240-5685}
 707 WEST ROBINSON ST
 CARSON CITY, NV 89703
 Signature of Applicant or Agent – Address and Phone Number Date
3/27/18

Lanni Pollastini
 SAME AS ABOVE
 Signature of Applicant or Agent – Address and Phone Number Date
3/27/18

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>3/29/18</u> Date | <u>KA</u> Initial |
| <input type="checkbox"/> | Property Inspected | _____ Date | _____ Initial |
| <input type="checkbox"/> | Income Records Inspected (If applicable) | <u>N/A</u> 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: 707 West Robinson APN 3-242-04
- 2. Common Name: Pozzi House
- 3. Historic Name: D.A. Bender House
- 4. Present Owner: Virginia Furman (John & Marcia Coughran)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

While Greek Revival in form and proportion, this two story residence features Italianate decoration on later bays and porches. The wood frame structure is surfaced with clapboard and has a brick and concrete foundation. The roof is gabled, the eaves soffited, and a half-circle vent pierces the end gable. The curved front porch softens the angle of the roof gable and is supported by columns with a dentil course encircling the entire porch beneath the cornice. The eastern entry front door is recessed and flanked by sidelights with a transom above. Shutters adorn the windows which are predominantly six lights over six. A slanted bay with dentil course projects from the northern facade.

A one story rear wing has been added to the west as well as a south wing terrace. The north end of the porch has been enclosed with glass. Originally the porch was square in form but was changed to a circular shape in 1900. Shutters and the carriage light appear to be later.

RELATIONSHIP TO SURROUNDINGS:

This vertical building is compatible with surrounding residences in this neighborhood of fine and substantial buildings.



Street Furniture: stone hitching post, stone carriage block, slanted picket fence, carriage lights

Landscaping: large mature trees on property and on Robinson frontage

Architectural Evaluation: PS _____ NR X
 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 SF 6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet from Robinson
50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1866-70 Estimated Factual _____ Source: Noreen Humphreys

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Built between 1866-70 the owners of this building have early associations with the Virginia and Truckee Railroad. David Bender, a freight and passenger agent for the Railroad and J.T. Davis, the superintendent of the Virginia and Truckee, were both owners of the house. It was Davis who purchased the house in 1900 and modified the front porch. Davis also made additions on the west side.

The imposing structure is one of the city's most outstanding buildings. Originally more formal in appearance, the round porch softens the straight lines of the central form. A fine example of its style and an interesting design, the house commands a superb view across the broad sweep of lawn. With its expansive grounds, planting, and large trees, the structure represents the traditional ideal of the past - a refined and leisurely 19th century lifestyle.

SOURCES:

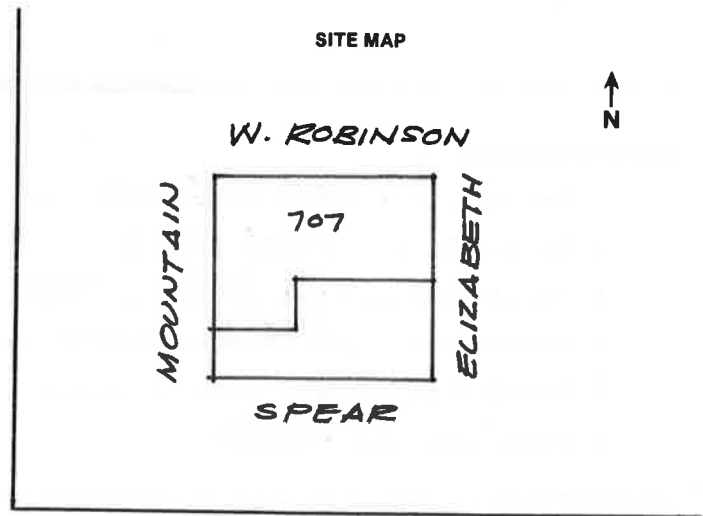
Carson City Historic Tour
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: BENDER HOUSE.

ADDRESS: 707 WEST ROBINSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1867.

ARCHITECT: NONE KNOWN

BUILDER: .

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

George A. Nourse built this house in 1867. Nourse was born in Kenebec County, Maine in 1822. He came to Nevada in 1863, having served as U.S. District Attorney of Minnesota from 1861 to 1863. He practiced law and was elected from Washoe County to serve as a member of the Second Constitutional Convention in 1864. He also signed the constitution after its passage in 1864. Nourse was elected as Nevada's first attorney general in 1864 and served in that capacity until 1867. During his tenure as attorney general he fought back attempts by California interests in San Francisco to divert water from Lake Tahoe for municipal use. When he retired from the office of attorney general he resumed his legal practice in Carson City.

The house has nine rooms and one bath. The distinctive porch was added around 1901. There is an artesian well under the house which must be pumped out constantly to avoid flooding.

Nourse sold the house in 1871 to Nevada Supreme Court Justice Bernard Crosby Whitman¹, who was appointed to complete the term of Justice H.O. Beatty and then was elected to the supreme court in 1871 and served until 1875. Judge Whitman had a legal practice on the Comstock when he was appointed to the supreme court. When Judge Whitman left the bench he moved to San Francisco and resumed the practice of law.

David A. Bender purchased the house from B.C. Whitman in 1873. He and his brother C. T. Bender came to Nevada Territory in 1863. He settled first in Virginia City and later moved to Reno. In 1871

¹. Before coming to Nevada B.C. Whitman served in the California Assembly in 1854 and also served as a district judge in Sacramento. He died at the Union Club in San Francisco on August 5, 1885.

the two brothers started the banking firm of D.A. Bender & Company.

In 1873, Bender was hired by H.M. Yerington as the general freight and passenger agent for the Virginia and Truckee Railroad. Bender's wife was a sister of H.M. Yerington. Bender moved his family to Carson City and this began his long association with the Virginia and Truckee Railroad Company. When his health began to fail he sold the house and moved to Berkeley², California where he passed away a few years later, in March, 1916.

The house was acquired by James T. Davis in 1901. Davis was born at Bronson, Michigan on November 28, 1851. As a young man he came west with the other members of his family and settled in Nevada, first as an employee of the Southern Pacific as an office boy, and later as an agent and telegrapher. He was employed for a time at Reno, later was sent to Auburn, California and to different points in Nevada. For a number of years he acted as agent at Mound House. He came to Carson City to act as cashier of the Bullion and Exchange bank, and later in other banking capacities. Davis also worked as an assistant to the receiver of the State Bank and Trust Company.

James T. Davis served as mayor of Carson City from 1905 to 1909. In 1907, Mayor Davis appointed a committee of five to look into the question of a suitable site for the newly proposed Governor's Mansion. He selected State Supreme Courts Judges George Talbot, Frank Norcross, and James Sweeney and U.S. Judges E.S. Farrington and Thomas Hawley to find a suitable site for the structure. The committee visited and examined the various sites in Carson City offered for sale or donation. The committee recommended that the land offered for donation by T.B. Rickey be accepted as the site of the Governor's Mansion.

Archie Pozzi, Sr., acquired the house in 1922. He was born in Switzerland on May 6th, 1893, the son of Morris and Virginia (LaFranchi) Pozzi. He immigrated to the United States in 1903, and was educated in the public schools in California. Archie Pozzi married Leola Moore of Reno on March 28, 1918, and two children were born: Archie Jr., and Virginia. He worked as apprentice machinist at the Mare Island Naval yard from 1916-17 and 1919-1920. He opened the Pozzi Motor Company in 1922 and remained with the dealership until his retirement. The Pozzi Motor Company³ was one of the oldest Ford dealers in the State. Archie Pozzi, Sr., served as county commissioner from 1926-1937. His son, Archie, Jr., assisted his father in the auto business and later owned the Bender House. He was born in Oakland, California on January 7, 1919. Archie, Jr., received his early education in Carson City, and graduated from the University of Washington in 1941. He assisted

². The Bender's first lived in San Rafael where they leased the Hoffman House.

³. The Pozzi Motor Company was located at 515 South Carson Street. It opened in 1922 and covered more than three-quarters of a block, employing eight men regularly.

his father with the active management of the company. The Pozzi family owned the house until the 1980s.

SOURCES OF INFORMATION:

Carson City News, March 11, 1916.

Reno Evening Gazette, March 10, 1916.

San Francisco Call, August 7, 1885.

B.C. Whitman File, Nevada Supreme Court Library, Carson City.

Nevada Reports, August 5, 1885.

Gold Hill News, October 11, 1866, October 20, 1866.

Carson Daily Appeal, April 15, 1873.

ILLUSTRATIONS - BENDER HOUSE

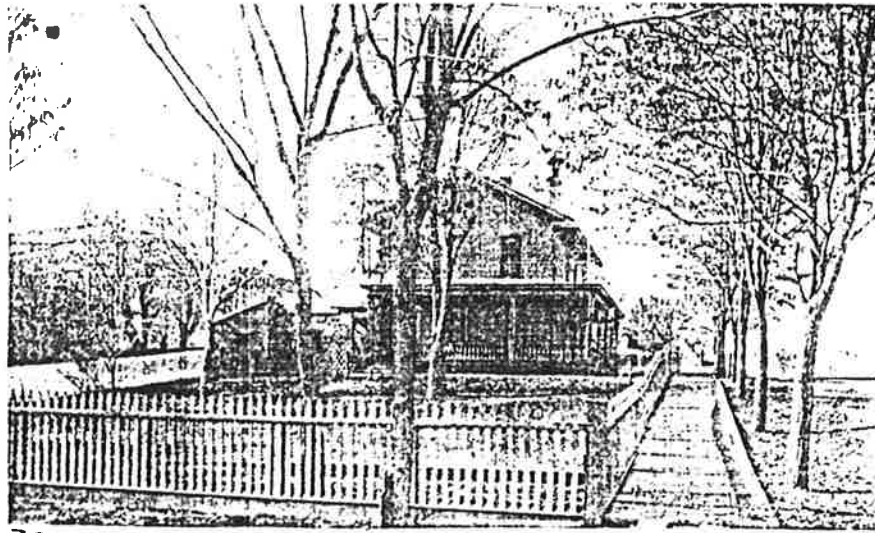


Looking S.W.

1993.



15.4



30
Canaan City
B.T.
old Bender home
2048.

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 707 West Robinson 08 3-242-04
- 2. Common Name: Pozzi House SMITH, THOMAS R JR
- 3. Historic Name: D.A. Bender House 707 W ROBINSON ST
- 4. Present Owner: Virginia Furman (Jr) CARSON CITY NV 89703
- 5. Address (if not occupant): _____
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 District Designation: PD 2 NR _____

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 2306 J Street, Penthouse
 Sacramento, CA 95816
 (916) 446-2447 Date March 1980

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 Zoning SF 6000 Public Works Project _____
 Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

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50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1866-70 Estimated Factual _____ Source: Noreen Humphreys

Is Structure on Original Site? Moved? _____ Unknown _____

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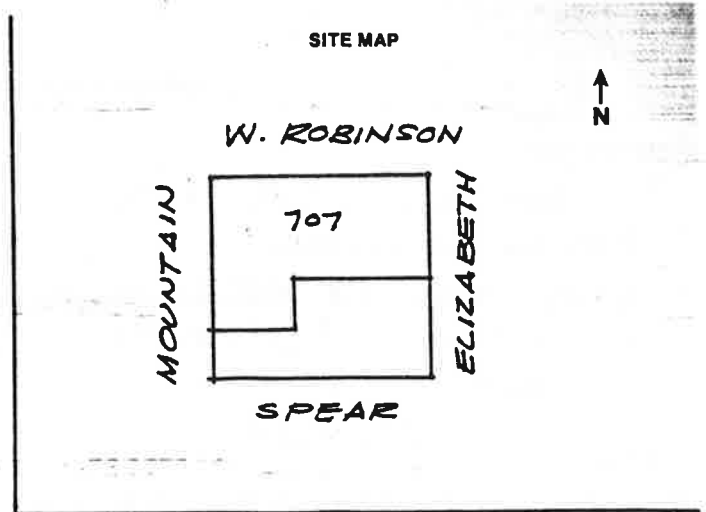
Carson City Historic Tour
 Noreen Humphreys

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